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URBAN/MUNICIPAL

Hamilton, Ont. Council
Committee Agendas -
PLANNING AND DEVELOPMENT
COMMITTEE
Jan. 1982 -

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

TEL. 527-0241

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

January 5, 1982

TO: THE CHAIRMAN AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in Room 233, City Hall on Wednesday, January 12, 1983 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA-82-65, S.B.I. Management Limited, owner, of property at the south-east corner of Upper James Street and Fennell Avenue East, Balfour Neighbourhood.
2. Site Plan Control Application DA-80-50, G. Latta and S. Latta, owners, of No. 55 Sherman Avenue South, Stipeley Neighbourhood.
3. Site Plan Control Application DA-82-67, 499449 Ontario Limited, owner, of No. 190 Gage Avenue South, Blakeley Neighbourhood.
4. Zoning Application ZA-82-48, Balfours Limited, owner, of property on the west side of Garth Street, north of Scenic Drive, Westcliffe East Neighbourhood.
5. Zoning Application ZA-82-41, D. M. Beattie Insurance Agency Ltd., owner, of No. 1036 Upper Wentworth Street, Bruleville Neighbourhood.
6. Zoning Application ZA-82-51, K. B. Cameron and M. E. Cameron, owners, of No. 740 Upper Ottawa Street, Hampton Heights Neighbourhood.
7. Zoning Application ZA-82-58, Zlatica Krmpotic, owner, of No. 28 Burris Street, Gibson Neighbourhood.
8. City Initiative CI-82-L, City of Hamilton, owner, of property at the north-west corner of Gage Avenue North and Burlington Street East, Industrial Section "C" Neighbourhood.

9. Condominium Application SA-82-06, Centennial Court Inv. Ltd., owner, of No. 2685 King Street East, Corman Neighbourhood.
10. Recommendations of the Rental Development Sub-Committee. (#P5-4-2-11)
11. +15 Pedestrian Bridges. (#P5-4-7-1)

THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 57TH STREET
CHICAGO, ILL. 60637
TEL. 733-4331

AGENDA - 7:30 P.M.

1. Request by Samuel Lax and Sheridan Lax to amend the Official Plan from "Open Space" and "Open Water" to permit a prestige industrial development and limited commercial, boating, and park uses at the west end of Simcoe Street, north of the Stuart Street Marshalling Yards. (#P5-3-1-7)

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, February 17, 1982

6:00 o'clock p.m. approx.

Room 200, City Hall

10104

John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

AGENDA

1. BUILDING DEPARTMENT

(a) Development Review

2. ENERGY SUB-COMMITTEE

(a) Review of Development of Energy Sub-Committee

(b) 1st Group Energy Conference - Thursday, February 18, 1982, 10:00 a.m. and 1:00 p.m.

3. ZONING DEPARTMENT

(a) "Central Heights Zoning By-Law No. 1 - Phase 1", Schedule - 1st Part of
Resolution

(b) "Alton Gardens - Phase 1", Schedule - 1st Part of
Resolution

4. ALDERMAN D. HINCHLEY

1st Part of Resolution

5. HEALTH DEPARTMENT

(a) Review of 1st Part of Resolution - 1st Part of Resolution

6. LEGAL DEPARTMENT

Review of Verdict in respect of 1st Part of Resolution and 1st Part of
Resolution

1. The purpose of this report is to provide information on the progress of the work done during the period 1.1.58 to 31.12.58. The work has been carried out in accordance with the programme of work approved by the Committee at its meeting on 15.12.57. The work has been carried out in accordance with the programme of work approved by the Committee at its meeting on 15.12.57. The work has been carried out in accordance with the programme of work approved by the Committee at its meeting on 15.12.57.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

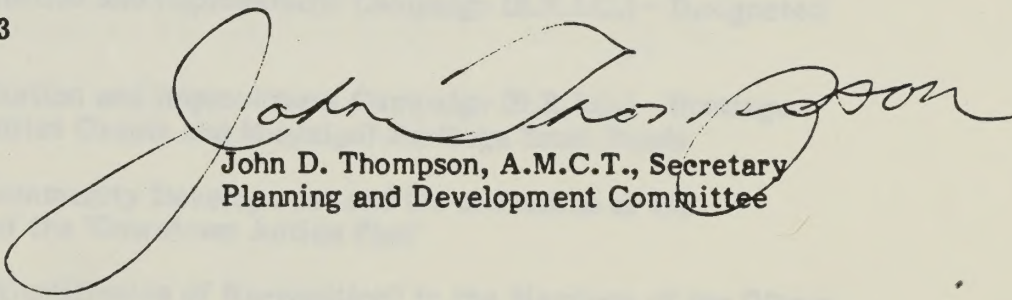
January 6, 1983

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, January 12, 1983
4:00 o'clock p.m. approx.
Room 233, City Hall

JDT:bg


John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

AGENDA

1. BUILDING DEPARTMENT

- (a) Demolition permits

2. ENERGY SUB-COMMITTEE

- (a) Transfer of Conservation of Energy Sub-Committee
- (b) IV Cities' Energy Conference - Edmonton, February 28, March 1 and 2, 1983.

3. REGIONAL ENGINEER

- (a) "Cardinal Heights Addition No. 5 - Phase 2", Hamilton - 5% Parkland Dedication
- (b) "Almas Gardens - Phase 3". Hamilton - Cash Payment for 5% Parkland Dedication

4. ALDERMAN B. HINKLEY

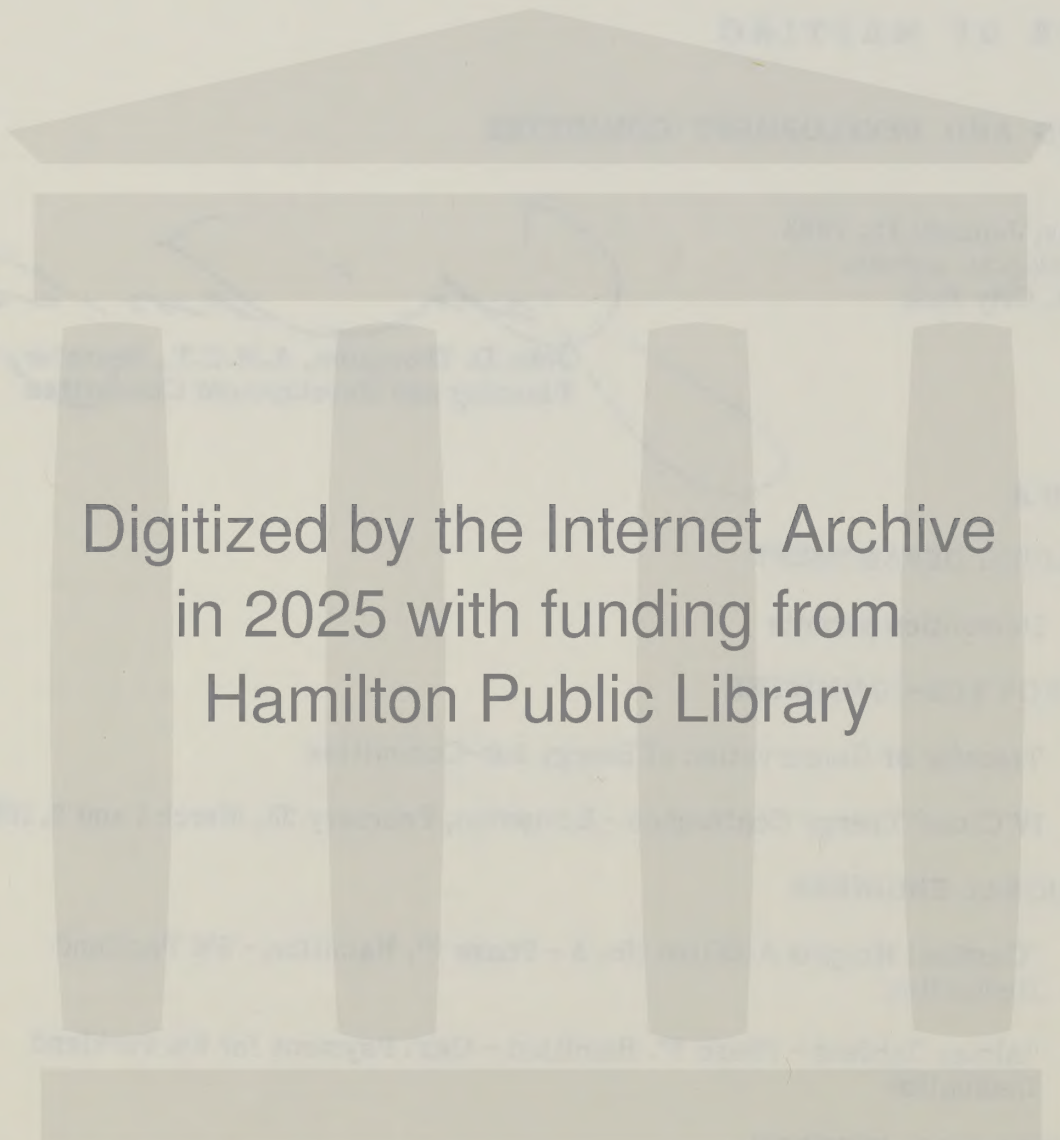
Task Force on Derelict Buildings

5. REAL ESTATE DEPARTMENT

- (a) Purchase of 6 Alpha Street - Alpha Enclave Acquisitions

6. LEGAL DEPARTMENT

Failure of Vendors to complete sale of 1292 Stone Church Road East to the City



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7. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Ontario Home Renewal Programme (O.H.R.P.) - applications**
- (b) Hamilton Rehabilitation Programme (H.A.R.P.) - applications**
- (c) Ontario Neighbourhood Improvement Programme (O.N.I.P.) and 1983/84 Programme Funding Year (proposed)**
- (d) Building Rehabilitation and Improvement Campaign (B.R.I.C.) - Corporate Sector Grants**
- (e) Building Rehabilitation and Improvement Campaign (B.R.I.C.) - Designated Property Grants**
- (f) Building Rehabilitation and Improvement Campaign (B.R.I.C.) - Heritage Conservation District Grants and Municipal Heritage Trust Funds**
- (g) Department of Community Development and Co-ordination of the Implementation of the 'Downtown Action Plan'**
- (h) Presentation of "Certificates of Recognition" to the Members of the Gibson and Landsdale Neighbourhood Improvement (N.I.P.) Committee**
- (i) Ontario Neighbourhood Improvement Programme (O.N.I.P.) McQuesten Redevelopment Area - Adoption of a Redevelopment Plan**
- (j) Business Improvement Area - establish and appoint a Board of Management for the Downtown Improvement Area**
- (k) Downtown Business Improvement Area - 1983 Budget Estimates**
- (l) Ontario Home Renewal Programme (O.H.R.P.) - Application for Funds 1983-1984**



THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

September 9, 1982

TO: THE CHAIRMAN AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in Room 233, City Hall on Wednesday, September 15, 1982 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA-82-36, Stone Church Co-Operative Homes, Inc., owner, of No. 620 Stone Church Road West, Gilkson Neighbourhood.
2. Site Plan Control Application DA-82-38, Deem Management Service Limited, owner, of Nos. 121, 123 and 125 Wentworth Street South, St. Clair Neighbourhood.
3. Site Plan Control Application DA-82-46, Glovers Cleaning and Dyeing Works Limited, owner, of No. 430 York Boulevard, Strathcona Neighbourhood.
4. Zoning Application ZA-82-33, Leonard Neville James, owner, of No. 273 Aberdeen Avenue, Kirkendall South Neighbourhood.
5. Zoning Application ZA-82-36, 499449 Ontario Limited, owner, of No. 190 Gage Avenue South, Blakeley Neighbourhood.
6. Zoning Application ZA-74-95, Queenston Chev-Olds, Lessee, of Nos. 173 and 183 Centennial Parkway North, Riverside West Neighbourhood.
7. Subdivision Application SA-82-02, Ontario Land Corporation, owner, of lands located to the east of Garth Street between Limeridge Road and the lands of the future Mountain Freeway, Rolston Neighbourhood.
- 8.a) Zoning Application ZA-82-07, Benemar Construction Inc., prospective owner, of lands located on the east side of Upper Wentworth Street, in the area north of Stone Church Road, Rushdale Neighbourhood.

REPORT
TO FOLLOW

SEP 15 1982

PLANNING DEPARTMENT FILE #

2nd floor
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Board

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

TEL. 527-0241

- 8.b) Subdivision Application SA-82-01, Pio Maragno and Benny Verardo, owners, of lands located north of Stone Church Road and east of Upper Wentworth Street, Rushdale Neighbourhood.
- 8.c) Rushdale Neighbourhood Plan Changes.
- 9. Crown Point East Neighbourhood.
- 10. Downtown Action Plan.
- 11. Durand Neighbourhood Rezoning.
- 12. Monitoring the Housing Market, Supply and Production, City of Hamilton, 1981.
- 13. Review of Site Plan Control Procedures, Enforcement Procedures and Other Related Matters.
Report to be considered at meeting of September 30, 1982.

AGENDA - 7:30 P.M.

1. Zoning Application ZA-82-20, John Tullo and Tony DiFranco, owners, of Nos. 21 and 27 Rymal Road West, Kennedy East Neighbourhood.

PUBLIC MEETING - 7:30 P.M.

2. Zoning Application ZA-82-25, Sunoco Inc. and Suncor Inc., owners, of lands located at the south-east corner of Mohawk Road West and Upper Paradise Road, Gilbert Neighbourhood.

PUBLIC MEETING - 7:45 P.M.

3. Zoning Application ZA-82-03, Andrew Haralambopoulos, owner, of Nos. 157, 159 and 161 Hunter Street West, Durand Neighbourhood.

PUBLIC MEETING - 8:15 P.M.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
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THE CORPORATION OF THE CITY OF HAMILTON

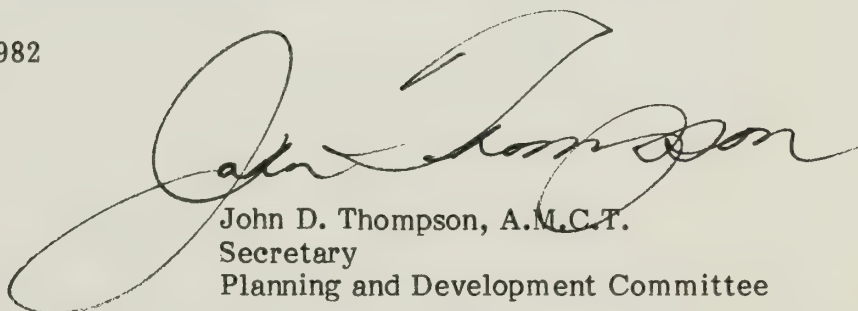
OFFICE OF THE CITY CLERK

September 9, 1982

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, September 15, 1982
Approx. 4:00 o'clock p.m.
Room 233, City Hall



John D. Thompson, A.M.C.T.
Secretary
Planning and Development Committee

JDT:bg

A G E N D A

1. BUILDING DEPARTMENT

Demolition permits - report to follow.

2. REAL ESTATE DEPARTMENT

Sale of 2.6507 acres - Kilbride Road - to Hamilton Hydro Electric System

3. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Ontario Neighbourhood Improvement Programme - Homeside Redevelopment Area and Adoption of Homeside Redevelopment Plan.
- (b) Hamilton Rehabilitation Programme - applications.
- (c) Ontario Home Renewal Programme - applications.
- (d) Housing Loans Programmes -
Departments of Community Development and Building



OCT 18 1982

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

TEL. 527-0241

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

October 6, 1982

TO: THE CHAIRMAN AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee will be held in Room 233, City Hall on Wednesday, October 13, 1982 at 3:00 p.m.

Secretary
Planning and Development Committee

AGENDA

1. Site Plan Control Application DA-81-53, Jacqueline J. Schneider, owner, of Nos. 13 and 15 Inglewood Drive, Durand Neighbourhood.
2. Site Plan Control Application DA-82-18, Pilum Investments Limited, owner, of Nos. 1151 and 1171 Upper James Street, Jerome Neighbourhood.
3. Site Plan Control Application DA-82-52, Liquor Control Board of Ontario, owner, of No. 174 Catharine Street North, Beasley Neighbourhood.
4. Site Plan Control Application DA-82-53, Wentworth Condominium Corporation No. 61, owner, of Nos. 330 to 350 Catharine Street North, Beasley Neighbourhood.
5. Site Plan Control Application DA-82-55, 730 Upper James Incorporated, owner, of No. 180 Nebo Road, south of Hempstead Drive, Rymal Neighbourhood.
6. Zoning Application ZA-81-32, B. P. Oil Limited, owner, of property on the east side of Upper Sherman Avenue in the area north of Limeridge Road East, Lawfield Neighbourhood.
7. Zoning Application ZA-82-17, Kris Steinbergs, owner, of rear of Nos. 269 to 273 Bowman Street, Ainslie Wood East Neighbourhood.
8. Zoning Application ZA-82-39, Ritlyn Investments Limited and Herbert Shannon Shapiro, owners, of No. 178 John Street North, Beasley Neighbourhood.

9. Zoning Application ZA-82-40, Strand Tavern (Hamilton) Ltd., owner, of No. 407 Charlton Avenue West, Kirkendall North Neighbourhood.
10. Zoning Application ZA-82-44, Sonan Developments Limited, owner, of No. 876 Main Street East, Blakeley Neighbourhood.
11. City Initiative CI-82-I - Review of the "Height and "Area Requirements" of Section 15 - "I" (Central Business District, etc.) District of By-law No. 6593.
12. City Initiative CI-82-0 - Evaluation of "Mediation Options" to resolve objections to Zoning By-laws and By-law Variances prior to O.M.B. Hearings.
13. Request for relief from 5% cash-in-lieu of parkland dedication in connection with a 30 unit Senior Citizen's Home, Crerar Neighbourhood. (#2285)
14. Status Report on the Ryerson School Site Project, Durand Neighbourhood. (#P5-2-4-1)
15. Energy Efficient Design Criteria for Neighbourhood Development. (#P-5-6-1-3-1)
16. Review of Site Plan Control Procedures, Enforcement Procedures and Other Related Matters. (#4143)
 - a) Introductory Comments.
 - b) Discussion.

REPORT
TO FOLLOW



E. A. SIMPSON
CITY CLERK
K. E. AVERY
DEPUTY CITY CLERK

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

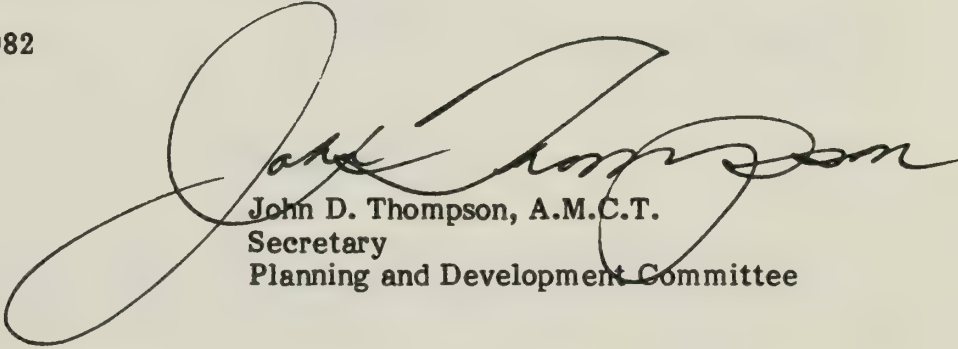
OFFICE OF THE CITY CLERK

October 7, 1982

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, October 13, 1982
4:00 o'clock p.m. approx.
Room 233, City Hall



John D. Thompson, A.M.C.T.
Secretary
Planning and Development Committee

JDT:bg

AGENDA

1. BUILDING DEPARTMENT
 - (a) Demolition Permits
2. COMMUNITY DEVELOPMENT DEPARTMENT
 - (a) Hamilton Rehabilitation Programme (H.A.R.P.) - Applications
 - (b) Ontario Home Renewal Programme (O.H.R.P.) - Applications
3. REAL ESTATE DEPARTMENT
 - (a) Alpha Enclave Acquisitions - 7 Keele Street
4. MR. L. SAGE, CHIEF ADMINISTRATIVE OFFICER
 - (a) Discussion - Progress on Hilton Hotel



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PLANNING DEPARTMENT FILE # JAN 26 1983
Urb/Mun Agenda Bulletin Board

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

TEL. 527-0241

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

January 19, 1983

2nd floor

TO: THE CHAIRMAN AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in Room ~~233~~²¹⁹, City Hall on Wednesday, January 26, 1983 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA-82-68, Hamilton and District Lithuanian Senior Citizens Home Inc., owner, of properties at No. 1880 and 1882 Main Street West, Ainslie Wood West Neighbourhood.
2. Zoning Application ZA-82-49, C. Zaraliakos, owner, of No. 16 East 25th Street, Eastmount Neighbourhood.
3. Zoning Application ZA-82-52, Petro Canada Enterprises Inc., owner, of lands located at the south-west corner of Burlington and James Streets, North End West Neighbourhood.
4. Zoning Application ZA-82-54, H. Turkstra, owner, of Nos. 13 and 21 Bold Street, Durand Neighbourhood.
5. Zoning Application ZA-82-57, H. Rerup and L. Doering, owners, of Nos. 22 and 24 Homewood Avenue, Kirkendall North Neighbourhood.
6. Zoning Application ZA-82-17, K. Steinbergs, owner, of lands at No. 265 Bowman Street and lands at the rear of Nos. 269 to 275 Bowman Street, Ainslie Wood East Neighbourhood.
- 7.a) Subdivision Application SA-77-21 "Rexford Gardens" (Phase 2), Draft Plan of Subdivision, Randall Neighbourhood.
Request for extension of Draft Approval.
- 7.b) Subdivision SA-77-22 "Rexford Heights" (Phase 2), Draft Plan of Subdivision, Randall Neighbourhood.
Request for extension of Draft Approval.

7.c) Subdivision Application SA-77-23 "Rexford Survey" Draft Plan of Subdivision, Randall Neighbourhood.
Request for extension of Draft Approval.

8. "Gore Park Improvement"
Presentation by 4th year landscape architecture students from the University of Toronto. (Mr. Madis Philak, Professor)

AGENDA - 7:30 P.M.

1. City Initiative CI-80-A - Draft Parking and Loading By-law.
2. Secondary Plan Commercial Design Standards. (#P5-4-24)
- 3.a) Rental Development Sub-Committee - Discussion of Deferred Items.
- 3.b) Certificates of Appreciation. (#P5-4-2-11)

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

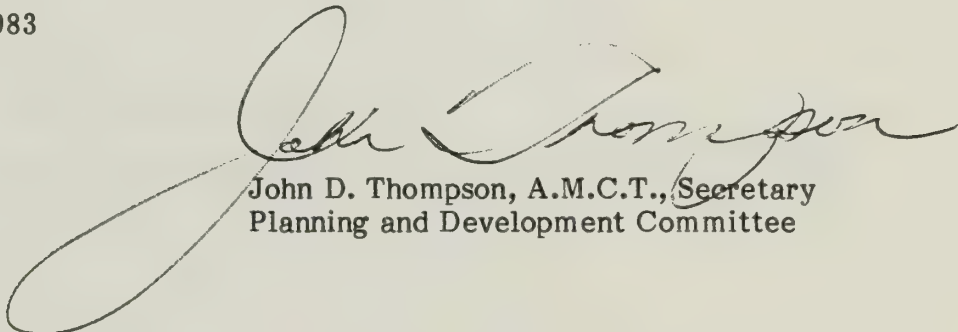
January 20, 1983

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, January 26, 1983
4:00 o'clock p.m. approx.
Room 219, City Hall

JDT:bg



John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

A G E N D A

BUILDING DEPARTMENT

1. Preparation of Demolition By-law re: 564 Woodward Avenue

REAL ESTATE

2. Agreement to Accept Compensation - re: Expropriation of 54-64 York Street and 66-72 York Street
3. Sale of 46 Ferrie Street West

LEGAL DEPARTMENT

4. Expropriation of a 33 sq. ft. parcel of land at the Junction of Elkwood Drive and Mountbatten Drive

COMMUNITY DEVELOPMENT DEPARTMENT

5. Hamilton Rehabilitation Programme (H.A.R.P.) - applications
6. Ontario Home Renewal Programme (O.H.R.P.) - applications

DIRECTOR OF PURCHASING

7. Air Filter Media - Central Utilities Plant (C.U.P.)

Urb/Mun Agenda
Bulletin Board



E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

APR 11 1983

March 30th, 1983

Mr. D. C. Freeman
City Architect

Re: Central Library - Staircase

Subjoined, for your information and attention, please find a copy of section 10 of the Seventh Report of the Finance Committee which was adopted by City Council at its meeting on March 29th 1983.

J. J. Schatz, Secretary
Finance Committee

JJS:rw

c.c.'s

Mrs. J. McAnanama, Chief Librarian ✓
Mr. K. A. Rouff, City Solicitor
Mr. W. H. McFarland, City Treasurer and Commissioner of Finance

10. That approval not be granted to the Hamilton Public Library Board to install an additional staircase between the fifth and sixth floors of the Hamilton Central Library.

NOTE: For the information of the Members of City Council, the Library Board has advised that it has the funds available for this installation which is estimated to be approximately \$40,000.00. City approval for the alterations to the Library building is required pursuant to paragraph 11(b) of the proposed lease between the City of Hamilton and the Hamilton Public Library Board.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



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Board

APR 11 1983
APR 1 - 1983

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

March 30th, 1983

Mr. D. C. Freeman
City Architect

Re: McMaster/Mohawk Education Information Centre - Lease

Subjoined, for your information and attention, please find a copy of section 9 of the Seventh Report of the Finance Committee which was adopted by City Council at its meeting on March 29th 1983.

J. J. Schatz, Secretary
Finance Committee

JJS:rw
c.c.'s

Mrs. J. McAnanama, Chief Librarian ✓
Mr. K. A. Rouff, City Solicitor
Mr. W. H. McFarland, City Treasurer and Commissioner of Finance
Mr. J. R. Jones, Executive Assistant to the Mayor

9. That the Central Utilities Plant costs associated with the Mohawk/McMaster Education Centre at the Central Public Library not be charged to Mohawk College/McMaster University for 1983, subject to prior execution of a lease satisfactory to the City Solicitor.

NOTE: The 1983 estimated charges to Mohawk College/McMaster University are estimated to be \$20,260. Cancellation of these charges for 1983 will result in a reduction of approximately \$10,000.00.



Urb/Mun Agenda
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PLANNING DEPARTMENT FILE #

APR 18 1983

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

April 7, 1983

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in
Room 233, City Hall on Wednesday, April 13, 1983 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

- 1.a) Site Plan Control Application DA-82-61, M.H.Y. Investments Limited, owner, of No. 985 Upper Ottawa Street, Lisgar Neighbourhood.
- 1.b) Zoning Application ZA-82-34, M.H.Y. Investments Limited, owner, of No. 969 Upper Ottawa Street, Lisgar Neighbourhood.
2. City Initiative CI-83-G, City of Hamilton, owner, of lands in the area south of Confederation Drive and east of Nash Road, Confederation Park "A" Neighbourhood.
3. Zoning Application ZA-83-04, St. Elizabeth Home Society, owner, of lands on the south side of Rymal Road, west of Garth Street, Carpenter and Kennedy West Neighbourhoods.
4. Zoning Application ZA-83-21, F. Vacca and H. Huculiak, owners, of No. 267 Mount Albion Road, Red Hill Neighbourhood.
5. Zoning Application ZA-83-26, W. Galdenzi, owner, of No. 4 Bull's Lane, Centremount Neighbourhood.
6. City Initiative CI-81-K - West Harbour Rezoning.
7. City Initiative CI-82-J - Exemption to the definition of "Restaurant".
8. City Initiative CI-82-K - Bus Shelters.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

April 7, 1983

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, April 13, 1983
4:00 o'clock p.m. approx.
Room 233, City Hall

JDT:bg

A large, stylized handwritten signature of John D. Thompson.

John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

AGENDA

1. BUILDING DEPARTMENT

- (a) Demolition Permits
- (b) By-law to Rescind By-law 83-44 relating to 297 Charlton Avenue West
- (c) Repeal of By-law 83-45 relating to 190 Cavell Avenue

2. REAL ESTATE DEPARTMENT

- (a) Demolition of 15 Woodleigh Avenue
- (b) Construction Covenants in the City's deed to Antonia DeRubeis for the property at 17-19 Wood Street East

3. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Downtown Action Plan
- (b) Hamilton Rehabilitation Programme (H.A.R.P.) and Ontario Home Renewal Programme (O.H.R.P.) - Applications

AGENDA - 7:30 P.M.

1. PUBLIC MEETING - 7:30 P.M.

Homeside Neighbourhood Rezoning. (P5-2-66)

2. PUBLIC MEETING - 8:30 P.M.

Amendment to the existing Durand Neighbourhood Plan. (P5-2-41)

URBAN MUNICIPAL BULLETIN BOARD



PLANNING DEPARTMENT FILE # *2nd floor*

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

April 21, 1983

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee will be held in
Room 233, City Hall on Wednesday, April 27, 1983 at 3:00 p.m.

Secretary
Planning and Development Committee

A G E N D A

1. Zoning Application ZA-83-17, P. Giammichele, owner, of lands located on the west side of Upper Ottawa Street, north of Rymal Road East, Templemead Neighbourhood.
2. Zoning Application ZA-83-27, C. Bozzo Enterprises Ltd., owner, of Nos. 1099 to 1103 Cannon Street East, Crown Point West Neighbourhood.
3. Zoning Application ZA-83-29, I. Crerar, owner, of No. 10 Herkimer Street, Durand Neighbourhood.
4. Zoning Application ZA-83-30, P. and O. Brewer, owners, of Nos. 44 to 50 Guise Street, North End East Neighbourhood.
5. Zoning Application ZA-83-32, Regional Municipality of Hamilton-Wentworth, owner, of lands located on the north side of Rymal Road, east of Upper Ottawa Street, Rymal Neighbourhood.
6. City Initiative CI-82-P - Dual zoning on residential lots.
7. Contract modifications and Progress Report on Energy Efficient Family Housing Development for the former Ryerson School site bounded by Duke Street, Robinson Street, Hess Street, and Queen Street South in the City of Hamilton. (P5-6-1-3-2)
8. Application for an Exemption from the provisions of By-laws 75-61 and 75-175 to allow a ground sign at No. 120 John Street North. (5-50-08-1)
9. First Annual Update of the Hamilton Official Plan. (5-01-01-2)
10. Proposed Official Plan Amendment - Hamilton Beach Strip. (5-01-06-1)
11. Upper James - South Mountain Comprehensive Planning Study. (P5-4-11)

REPORT
TO FOLLOW

1914-1915
1916-1917

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

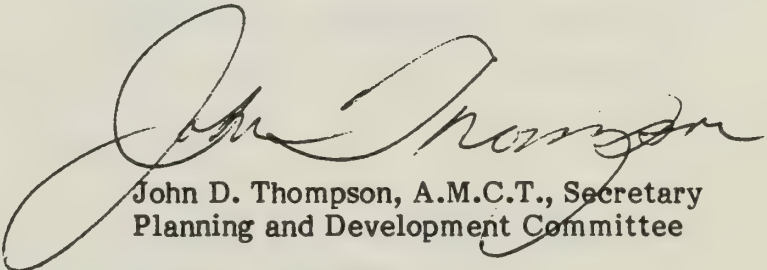
April 21, 1983

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, April 27, 1983
4:00 o'clock p.m. approx.
Room 233, City Hall

JDT:bg


John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

A G E N D A

4:00 o'clock p.m. - DELEGATION - Hilton Hotel Project - Lakeview Development --
Report to follow

1. HAMILTON CONVENTION CENTRE - Use of Plaza Area
2. Planning Study regarding the Phasing-in of Services, re: Upper James Street -
Official Plan Amendment
3. BUILDING DEPARTMENT
 - (a) Amendment to Property Standards By-law re: Protective Devices on Dwelling
Unit windows
 - (b) Amendment to Property Standards By-law re: Fences
4. REAL ESTATE DEPARTMENT
 - (a) Landscaping - City owned lots formerly known as 66, 68, 70, 72, 74 and 76
Fullerton Avenue
 - (b) Sale of Block 7, Plan 62M-333 to Roberta (Shelley) Kuhlman
 - (c) Sale of Part 13 on Plan 62R-6188, Keefer Court to Rycott Wholesale Foods
Limited
5. Whitechapel Memorial Gardens - Proposed Columbarium

**THE CORPORATION OF THE CITY OF HAMILTON****PLANNING AND DEVELOPMENT COMMITTEE**

May 3, 1983

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee will be held in
Room 233, City Hall on Wednesday, May 11, 1983 at 3:00 p.m.

Secretary
Planning and Development Committee

A G E N D A

1. Site Plan Control Application DA-83-08, Mr. T. Paul, owner, of lands located on the north side of Queenston Road, west of Grays Road, Riverdale East Neighbourhood.
2. Site Plan Control Application DA-83-10, Joseph F. Agro Insurance Inc., owner, of 400 York Boulevard, Strathcona Neighbourhood.
3. Site Plan Control Application DA-83-15, Rycott Wholesale Food Ltd., prospective owner, of lands located at the south-east corner of Kenora Avenue and Keefer Street, Nashdale Neighbourhood.
4. Zoning Application ZA-82-37, Haradyn and Associates Ltd., agent for the owner of lands located at No. 1119 Fennell Avenue East, Sherwood Neighbourhood.
5. Zoning Application ZA-83-01, Arosa Properties Ltd., S. Wooley, R. and I. Cockburn, owners, of lands located south of Stone Church Road and west of Upper Paradise Road, Falkirk West Neighbourhood.
6. Zoning Application ZA-83-10, D. Yacoob, owner, of property at No. 303 York Boulevard, Strathcona Neighbourhood.
7. By-law to remove part-lot control, SA-76-14, Gilkson Neighbourhood.
- 8.a) Extension of Draft Approval, Subdivision Application SA-77-27, "Rolga Heights", Randall Neighbourhood.

- b) Extension of Draft Approval, Subdivision Application SA-77-14, "Hillside Terrace", Gurnett Neighbourhood.
 - c) Extension of Draft Approval, Subdivision Application SA-79-11, "Oakland Park Extension No. 4", Riverdale East Neighbourhood.
 - d) Extension of Draft Approval, Subdivision Application SA-76-28, "Aspen Estates", Rushdale Neighbourhood.
 - e) Extension of Draft Approval, Subdivision Application SA-79-21, "Mohawk Gardens Phase 3", Burkholme Neighbourhood.
9. Hamilton Official Plan Up-date. (5-01-01-2)
PUBLIC MEETING - 4:00 P.M.
10. Municipal Housing Statement Up-date. (5-52-05-1)
11. North End Waterfront Secondary Plan. (55-54-106)
12. North End Neighbourhoods - Sale of City-owned Lands.
(55-54-106, 107)

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

May 6, 1983

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, May 11, 1983
4:00 o'clock p.m. approx.
Room 233, City Hall

JDT:bg

B. Goddard
for John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

AGENDA

1. BUILDING DEPARTMENT

- (a) Demolition Permits
- (b) By-law for the demolition of 15 Gerrard Street
- (c) By-law for the demolition of 12 Whitfield Avenue
- (d) Committee of Adjustment - 1983 Conference of the Provincial Ontario Association of Committees of Adjustment and Land Division Committees

2. CITY ARCHITECT AND CO-ORDINATOR, LLOYD D. JACKSON SQUARE

- (a) Energy Auditor and Energy Conservation Programmes
- (b) Hamilton Art Gallery - request to use Plaza Area

3. Height of Tiger Cat Sign - Ivor Wynne Stadium - INFORMATION ONLY - No Report

4. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Downtown Business Improvement Area - 1983 Budget Advance
- (b) Ontario Home Renewal Programme - Funding for Fiscal Year 1983-4
INFORMATION ONLY
- (c) Hamilton Rehabilitation Programme - Loan Write-off -
PRIVATE AND CONFIDENTIAL



010/Mun Agenda Bulletin Board
PLANNING DEPARTMENT FILE #

JUN 6 1983

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

May 24, 1983

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in
Room 233, City Hall on Wednesday, June 1, 1983 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA-83-21, Oshawa Holdings Ltd., prospective owner, of lands on the south side of Confederation Drive, east of Nash Road; Confederation Neighbourhood.
2. Site Plan Control Application DA-83-16, Cortoronto Properties Inc., owners, of land at Nos. 35 - 43 Duke Street; Durand Neighbourhood.
3. Site Plan Control Application DA-80-24, Hamilton Lumber and Supplies (1971) Ltd., owner, of property at No. 1245 Rymal Road East. Request for release of the "Undertaking"; Rymal Neighbourhood.
4. Site Plan Control Application DA-83-11, Labourers International Union of North America, Local 837, owner, of No. 30 West Avenue North; Landsdale Neighbourhood.
5. Site Plan Control Application DA-83-13, C. Valery Construction Co. Ltd., owner of lands on the east side of Upper Gage Avenue, south of Beryl Street, Berrisfield Neighbourhood.
6. Site Plan Control Application DA-83-23, J. L. Kiriakopoulos Bros. Ltd., owners, of Nos. 115 - 117 George Street, Central Neighbourhood.
7. Zoning Application ZA-83-12, Maurice Carter Chevrolet Oldsmobile Ltd., owner, of properties at Nos. 155 Cannon Street East and 170 Barton Street East; Beasley Neighbourhood.

8. Zoning Application ZA-83-20, Abbotsford Homes Ltd., owner, of lands located on the south side of Limeridge Road West in the area east of Garth Street; Rolston Neighbourhood.
9. Zoning Application ZA-83-28, Burik Enterprises Inc., owner, of No. 1224 Cannon Street East; Crown Point East Neighbourhood.
10. Zoning Application ZA-83-34, N. A. Lukicek, owners, of Nos. 14 and 16 Wood Street East; North End East Neighbourhood.
11. Information Update Report - Re: 1983 Work Program - Development Division. (4461)
12. Information Report - Implementation of The New Planning Act. (CI-83-F)
13. Study Design for Upper James Street - South Mountain Area.
14. Proposed Amendment No. 5 to the Region of Hamilton-Wentworth Official Plan. (P7-3)
15. Municipal Housing Statement Update. (5-52-05-1)
16. Proposed Plan Change - Fiona Crescent, Gourley Neighbourhood. (P5-2-53)

TABLED FROM
PREVIOUS MEETING

E. A. SIMPSON
CITY CLERK
K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

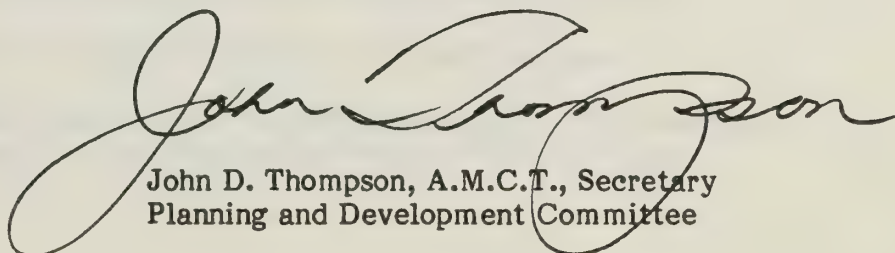
May 26, 1983

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, June 1, 1983
4:00 o'clock p.m. approx.
Room 233, City Hall

JDT:bg


John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

A G E N D A

1. 4:00 p.m. Meeting with Mr. Bob Martin, Executive Director, and the Executive of the Board of Management, Downtown B.I.A.
2. Petition re 232 and 234 George Street - Alderman Mary Kiss - see preliminary comments from the Building Commissioner and Director of Local Planning
3. REAL ESTATE DEPARTMENT
 - (a) Restrictive covenants pertaining to the sale of Lot 5, Grayside Industrial Estates No.2 - James A. McGrath
4. BUILDING DEPARTMENT
 - (a) Demolition Permits
 - (b) (i) Amendment to Property Standards By-law, by adding a Subsection 5 to Section 32
 - (c) (ii) Amendment to Property Standards By-law, by replacing Subsection 36(a) with a new Subsection
5. COMMUNITY DEVELOPMENT DEPARTMENT
 - (a) Ontario Home Renewal Programme (O.H.R.P.) - applications

- (b) McQuesten Ontario Neighbourhood Improvement Programme (O.N.I.P.) - Redevelopment of St. Helen's Separate School Grounds and Melvin-MacLaren Walkway.
- (c) McQuesten O.N.I.P. - Redevelopment of Roxborough Park Public School Grounds
- (d) McQuesten O.N.I.P. - Redevelopment of Roxborough Park
- (e) Homeside O.N.I.P. - Redevelopment of W. H. Ballard School Grounds
- (f) Homeside O.N.I.P. - Redevelopment of Fairfield School Grounds
- (g) Downtown Action Plan; and, Design, Tendering, Awarding of Contracts and Construction Supervision of Streetscape Master Plan - Gore Park Area

AGENDA - 7:30 P.M.

1. Zoning Application ZA-83-29, Frances Doreen Stellar, prospective owner, of No. 10 Herkimer Street, Durand Neighbourhood.

PUBLIC MEETING - 7:30 P.M.

2. Zoning Application ZA-83-04, St. Elizabeth Home Society of Hamilton, owner, of lands located on the south side of Rymal Road at Garth Street, Kennedy West Neighbourhood.

PUBLIC MEETING - 7:45 P.M.

3. Zoning Application ZA-83-26, Walter Galdenzi, prospective owner, of No. 21 Rosedene Avenue, Centremount Neighbourhood.

PUBLIC MEETING - 8:00 P.M.

4. Zoning Application ZA-83-27, Carmen Bozzo Enterprises Ltd., owner, of Nos. 1099 and 1101 Cannon Street East, Crown Point West Neighbourhood.

PUBLIC MEETING - 8:30 P.M.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1983 October 6

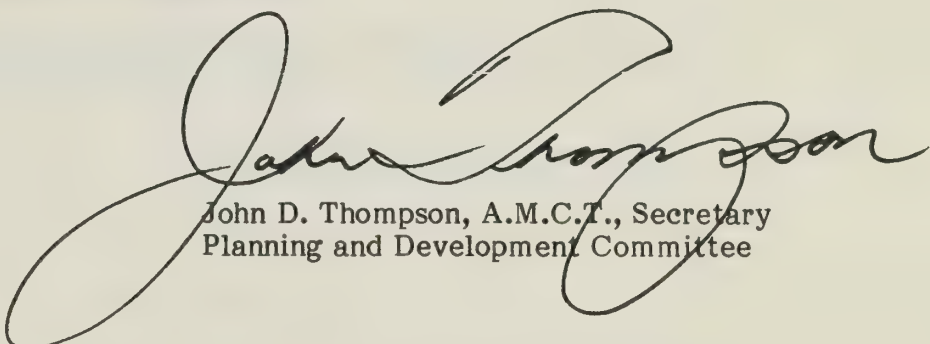
OCT 12 1983

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, October 12, 1983
2:00 o'clock p.m.
Room 233, City Hall

JDT:bg


John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

A G E N D A

1. Minutes of the meeting held September 14, 1983
2. BUILDING DEPARTMENT
 - (a) Demolition Permits
 - (b) By-law to rescind Demolition By-law re: 51 East Bend Avenue South
 - (c) Preparation of By-law for the Demolition of 1039 Main Street East
3. REAL ESTATE DEPARTMENT
 - (a) Sale of City lands located at the south-east corner of Burlington and Sherman to Sherman-Burlington Confections Inc.
 - (b) Sale of City lands located on the south side of Burlington Street - report to follow
4. COMMISSIONER OF ENGINEERING
 - (a) "Gilkson Woods Addition - Phase 2" Hamilton - Cash Payment for 5% Parkland Dedication
5. COMMUNITY DEVELOPMENT DEPARTMENT
 - (a) Homeside Neighbourhood Improvement Plan - Development of W. H. Ballard School grounds
6. Progress Report - Sheraton Hotel Project - to follow.

**THE CORPORATION OF THE CITY OF HAMILTON**

PLANNING AND DEVELOPMENT COMMITTEE

October 5, 1983

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee will be held in
Room 233, City Hall on Wednesday, October 12, 1983 at 3:00 p.m.

Secretary
Planning and Development Committee

A G E N D A

1. Zoning Application ZA-83-22, Dominion Stores Ltd., owner, of lands on the north side of Rymal Road West between Upper James and West Fifth Streets; Mewburn Neighbourhood.
2. Site Plan Control Application DA-83-43, Color Your World, Lessee, of No. 720 Queenston Road; Greenford Neighbourhood.
3. Site Plan Control Application DA-83-46, A.S.A.P. Holdings Ltd., owner, of No. 16 Jarvis Street; Beasley Neighbourhood.
4. Site Plan Control Application DA-83-47, D. and K. Steinbergs, owners, of lands at No. 265 Bowman Street; Ainslie Wood East Neighbourhood.
5. City Initiative CI-83-L, City of Hamilton, owner, of lands at Nos. 80, 84 and 88 Century Street; Landsdale Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
6. Zoning Application ZA-83-44, First Pioneer Investments Ltd., owner, of lands on the north side of Rymal Road East between Upper Gage Avenue and Upper Ottawa Street; Templemead Neighbourhood.
PUBLIC MEETING - 3:30 P.M.
7. Zoning Application ZA-83-47, R. J. Creighton, owner, of lands on the north side of Rymal Road and east of Upper James Street; Ryckmans Neighbourhood.
PUBLIC MEETING - 3:45 P.M.

8. Procedures for Zoning Applications as required by the New Planning Act. (CI-83-F)
9. By-law No. 83-219, Lands at the north-east corner of Limeridge Road East and Upper Wellington Street; Bruleville Neighbourhood. (ZA-83-19)
REFERRED BACK BY CITY COUNCIL
10. By-law No. 83-163, Property at No. 264 MacNab Street South; Durand Neighbourhood. (ZA-82-43)
11. Subdivision Application SA-81-07, Rexford Heights - Phase I, Symroy Corporation Limited, owner, of property located on the south side of Limeridge Road East between Upper Sherman Avenue and Upper Gage Avenue; Lawfield Neighbourhood.
12. Subdivision Application SA-83-01, Pheasant Place, Marvin Wasserman, owner, of property located at the north-east corner of Limeridge Road East and Upper Wellington Street; Bruleville Neighbourhood.
13. Secondary Plan Commercial Standards Review Report. (P5-4-24)
14. Upper James Street South Mountain Study - Consultant Selection. (P5-4-30)
15. Comments on Hamilton-Wentworth Official Plan Amendment No. 7. (P7-3)

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



Ur b/Mun Agenda Bulletin
Board

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1983 October 20

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, October 26, 1983
2:00 o'clock p.m.
Room 233, City Hall

B. Goddard.

JDT:bg

for John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

AGENDA

1. BUILDING DEPARTMENT
 - (a) Demolition permits
2. REAL ESTATE DEPARTMENT
 - (a) Proposed purchase of 65-75 Fullerton Avenue
 - (b) Milan Maravich - Land Titles Application - Property on Mount Albion Road
3. COMMUNITY DEVELOPMENT DEPARTMENT
 - (a) Grants for the Handicapped - 16 Duncombe Drive
 - (b) Ontario Home Renewal Programme - Applications
 - (c) Ontario Home Renewal and Hamilton Rehabilitation Programmes - approved grants - FOR INFORMATION ONLY
4. W. H. McFarland, Treasurer and Commissioner of Finance -

Financing of Sheraton Hotel by Lakeview Development Ltd. from Citibank Canada - FOR INFORMATION ONLY

AGENDA - 7:30 P.M.

1. Zoning Application ZA-83-42, Marvin Wasserman, owner, of lands on the north side of Limeridge Road East and west of Upper Wellington Street; Greeningdon Neighbourhood.

PUBLIC MEETING - 7:30 P.M.

2. Zoning Application ZA-83-46, Sunoco Inc., owner, of lands at the north-west corner of Limeridge Road and Upper Wellington Street; Greeningdon Neighbourhood.

PUBLIC MEETING - 7:45 p.m.

3. Zoning Application ZA-83-45, Sunoco Inc., owner, of lands at the south-east corner of Upper Sherman Avenue and Stone Church Road East and No. 688 Stone Church Road East; Eleanor Neighbourhood.

PUBLIC MEETING - 8:15 p.m.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
LBN 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1983 November 3

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, November 9, 1983
2:00 o'clock p.m.
Room 233, City Hall

A handwritten signature in cursive script, reading "B. Goddard", with a horizontal line underneath.

for John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

bg

AGENDA

1. BUILDING DEPARTMENT

- (a) Demolition permits
- (b) 23 Haddon Avenue South
 - (i) Monitoring of property in relation to Property Standards By-law
 - (ii) Letter from Transport & Environment Committee - INFORMATION

2. REAL ESTATE DEPARTMENT

- (a) Property at rear of 162 Cannon Street West - Right-of-Way
- (b) Expropriation of land and buildings at 63 Market Street

3. CITY ARCHITECT AND COORDINATOR, LLOYD D. JACKSON SQUARE

- (a) Progress Report - Sheraton Hotel
- (b) Recommendation of consultant for design of pedestrian bridge over King Street West

4. CITY SOLICITOR

- (a) Retention by the City of independent appraisers and soil testing experts in connection with the LAX PROPERTY EXPROPRIATION

5. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Downtown Action Plan - Proposed Removal of the HSR buses from the south leg of the Gore

6. INFORMATION ITEMS

- (a) Financial Report of Current Estimates for the period ending September 30, 1983

**THE CORPORATION OF THE CITY OF HAMILTON**

PLANNING AND DEVELOPMENT COMMITTEE

November 2, 1983

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in Room 233, City Hall on Wednesday, November 9, 1983 at 3:00 p.m. and 7:30 p.m. in Lobby.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA-83-39, Cadillac Fairview Corporation Limited, owner, of No. 1227 Barton Street East; Crown Point Neighbourhood.
2. Zoning Application ZA-83-57, Wesley Urban Ministries Inc., prospective owner, of No. 129 Rebecca Street; Beasley Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
3. Zoning Application ZA-83-56, J. M. Todd, owner, of No. 42 Sherman Avenue South; Gibson Neighbourhood.
PUBLIC MEETING - 3:30 p.m.
4. City Initiative CI-81-K, Harbour Rezonings, Wellington Street Marine Terminal.
5. Subdivision Application SA-83-05, Battleridge Subdivision - Phase 2, DiCenzo Construction Company Limited and Frank Husack Limited, owners, of property located on the east side of Greenhill Avenue Extension south of King Street East; Gershome Neighbourhood.
6. Subdivision Application SA-83-07, Cardinal Heights Addition No. 7, Abbotsford Homes Limited, owner, of property located on the north side of Kingfisher Drive, west of Upper Wentworth Street; Bruleville Neighbourhood.

7. Amendment to setback By-law 75-61 as amended by By-law 75-175 -
 - (a) sign for No. 205 Cannon Street East;
 - (b) sign for No. 193 King Street West.
8. Establishment of a Fee for Applications to remove Part-Lot Control. (D-5-3)
9. Presentation of "Certificates of Recognition" to members of the Normanhurst Neighbourhood Citizen's Planning Committee. (P5-2-105)
10. Examination of Statutes Adversely Affecting Housing Production and Other Forms of Development: Interim Report by the Ministry of Municipal Affairs and Housing, 1983. (4464)

AGENDA - 7:30 P.M.

1. Keith Neighbourhood Buffer Rezoning Proposals, Official Plan Amendments and Neighbourhood Plan changes. (P5-2-69K)

PUBLIC MEETING - 7:30 p.m.

2. Normanhurst Rezoning Proposals, Official Plan Amendments and Neighbourhood Plan changes. (P5-2-105)

PUBLIC MEETING - 8:30 p.m.

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Bulletin Board.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

JAN 31 1984

1984 January 5

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, February 1, 1984
2:00 o'clock p.m.
Room 233, City Hall

JDT:bg


John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

A G E N D A

1. Minutes of meetings held January 11 and 16, 1984
2. HAMILTON SHERATON HOTEL PROJECT
 - (a) Construction Progress Diagram
 - (b) Status of Agreements -

DELEGATION: Mr. John Davies, Lakeview, Development Inc.
Mr. Jim Milligan - Yale Properties Ltd.

3. Request from Alderman Davison for a report on the GO-ALRT Proposals -
Planning Department
4. HAMILTON HOUSING CO. LTD.
 - (a) 1984 Budget Estimates - Report to follow
5. CITY TREASURER
 - (a) Rental Car Pool - Building Department
 - (b) Group Life Insurance - Community Development Department

6. BUILDING DEPARTMENT

- (a) Demolition Permits

7. REAL ESTATE DEPARTMENT

- (a) Settlement of Account re: Barnett Expropriation - Jackson Square - 10, 14, 14¹/₂ Market Square
- (b) Request for an extension of the construction commencement date and completion date for Industrial Land at 1180 Stone Church Road East

8. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Alderman Davison's motion re: Amalgamation
- (b) Grants for the Handicapped:
 - (i) 44 Roanoke
 - (ii) 142 Mud Street
 - (iii) 456 East 36th Street
- (c) Concession Street Improvement Area
 - (i) By-law to Establish a Board of Management
 - (ii) 1984 Budget
- (d) Ontario Home Renewal Programme - Registration of Loans on Tax Roll - PRIVATE AND CONFIDENTIAL
- (e) Information Items only:
 - (i) Letter from Du Toit Associates Ltd.
re: Hamilton Downtown Action Plan
 - (ii) Kirkendall-Strathcona Neighbourhood House - Annual Operating Report
 - (iii) 1983-1984 Department Activity Progress Report



THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

January 24, 1984

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in Room 233, City Hall on Wednesday, February 1, 1984 at ~~2:30~~^{3:00} p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - ^{3:00}~~2:30~~ P.M.

1. Site Plan Control Application DA-83-56, Victoria Park Community Homes Inc., prospective owner, of lands known as Nos. 593 to 603 John Street North; North End East Neighbourhood.
R
2. Site Plan Control Application DA-83-57, Victoria Park Community Homes Inc. owner, of lands known as Nos. 9 to 17 Burlington Street West; North End West Neighbourhood.
R
3. Site Plan Control Application DA-83-60, Miraletto Holdings Ltd., prospective owner, of lands in the block bounded by Duke, Queen, Hess and Robinson Streets; Durand Neighbourhood.
R
4. Site Plan Control Application DA-83-61, Canadian Cancer Society, Lessee, of No. 711 Concession Street (Henderson Hospital); Eastmount Neighbourhood.
R
5. Subdivision Application SA-83-10, A. Frisina, owner, of lands on the north side of Rymal Road, west of Garth Street; Falkirk East Neighbourhood.
R
- R 6. Central Area Plan Implementation Committee. (P5-4-7-9)
- R 7. Restaurant on the Mountain Brow. (P5-4-7-3)
- R 8. Development of Piers 25 to 27 - Hamilton Harbour. (P5-3-1-7)
- R 9. Acquisition of Residential Enclaves. (P5-2-69)

10. Official Plan Amendment No. 14. (P5-6-1-3-1)
R Ryckmans Neighbourhood Plan Progress Report. (P5-2-119)
11. By-law to deem Lots 167 to 177 (formerly Ryerson School Site)
R not to be part of a Registered Plan of Subdivision. (D-5-9)
- R 12. Parks' Expenditure Policies. (P5-6-4-8)
- R 13. Hamilton Region Conservation Authority - Watershed Plan Review. (P5-7-4)
14. Proposed Official Plan Policies as Required by the
R New Planning Act. (P5-4-15)
PUBLIC MEETING - 4:00 p.m.

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E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1984 February 23

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, February 29, 1984
2:00 o'clock p.m.
Room 233, City Hall

[Handwritten signature of John D. Thompson]
John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:bg

A G E N D A

1. CHIEF ADMINISTRATIVE OFFICER - Discharge of Development Agreements - Allocation of Funds
2. CITY ARCHITECT AND COORDINATOR, LLOYD D. JACKSON SQUARE - Sheraton Hotel Project - Progress Payments to Lakeview Development Limited
(REPORT TO FOLLOW)
3. BUILDING DEPARTMENT
 - (a) Demolition Permits
 - (b) 1984 Annual Conference of the Ontario Association of Committees of Adjustment and Consent Authorities
4. REAL ESTATE DEPARTMENT
 - (a) Discharge of Collateral Mortgage - 413 Hughson Street North
 - (b) Sale of Block 49 - Plan 62M-369 - to Abbotsford Homes Limited
 - (c) Sale of Parts 9 and 10 on Plan 62R-6923 - Keefer Court - to Dallex Foods Inc.



5. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Capital Budget (1984-1988) and Ontario Neighbourhood Improvement Programme, Corktown/Stinson Area
- (b) Convert-to-Rent Programme - conversion of the Lister Block, 28-36 James Street North, to 60 residential units
- (c) Downtown Action Plan Status Report - FOR INFORMATION ONLY

6. REGIONAL ENGINEERING COMMISSIONER

Cash payment for 5% parkland dedication:-

- (a) Hillside Terrace - Phase 2
- (b) Almas Gardens - Phase 4

7. CONFERENCES

- (a) Cities Energy Conference 1984 -

May 9-11, 1984 - Mississauga

- (b) Canada's Second International Energy Conference -

May 14-19, 1984 - Regina, Saskatchewan

AGENDA - 7:30 P.M.

1. Zoning Application ZA-83-76, Dr. R. D. Thurlow, owner,
of No. 968 Main Street West; Westdale South Neighbourhood.

PUBLIC MEETING - 7:30 P.M.

2. Energy Conservation Planning - Ryckmans Neighbourhood Plan.

PUBLIC MEETING - 8:15 P.M.

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E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



John Thompson

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1984 March 8

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, March 14, 1984
2:00 o'clock p.m.
Room 233, City Hall

John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:bg

AGENDA

2:00 p.m. (A) Presentation by TREVOR P. GARWOOD-JONES Architect, re Pedestrian Bridge, King Street

(B) ELECTROMEDIA - Proposal for the installation of a Message Centre

1. Minutes of the meeting held February 15, 1984

2. HAMILTON SHERATON HOTEL PROJECT

(a) Construction Progress Report No.7

(b) Project Summary Report - to follow

(c) Room count

3. BUILDING DEPARTMENT

(a) Proposed fee increases for 1984



4. REAL ESTATE DEPARTMENT

- (a) Proposed City purchase of 65-75 Fullerton Avenue

5. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Ontario Home Renewal Programme and Hamilton Rehabilitation Programme - applications
- (b) Concession Street Business Improvement Area - 1984 Budget Advance
- (c) Downtown Action Plan - Status Report (FOR INFORMATION ONLY)
- (d) Ontario Home Renewal Programme - approved grants/loans (PRIVATE AND CONFIDENTIAL)

6. Cash Payment for 5 per cent Parkland Dedication - Glen Arms Manor

7. FINANCE COMMITTEE - request for further review of the 1984 Expenditures and Revenues of the Planning and Development Committee.



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

March 7, 1984

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in Room 233, City Hall on Wednesday, March 14, 1984 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA 83-54, Seventeen Robinson Street Limited, owner, of property at No. 206 James Street South; Durand Neighbourhood.
 2. Site Plan Control Application DA 84-05, Inzola Construction (1976) Limited, contractor, of properties at Nos. 1331 to 1335 Main Street West; Ainslie Wood East Neighbourhood.
 3. Site Plan Control Application DA 84-06, Toronto-Dominion Bank, lessee, of lands located at the south-east corner of Barton Street East and Centennial Parkway; Riverdale West Neighbourhood.
 4. Site Plan Control Application DA 84-07, Svedas Koyanagi Architects, agent, of property at No. 275 Nebo Road; Rymal Neighbourhood.
 5. Site Plan Control Application DA 84-08, Imperial-Belgal (1979) Limited, agent, of property at No. 376 East 24th Street and No. 69 Garden Crescent; Burkholme Neighbourhood.
 6. Zoning Application ZA 84-03, Adorn Investments Limited, owner, of lands located in the area east of Upper Sherman Avenue and south of the proposed Mountain Freeway; Randall Neighbourhood.
- PUBLIC MEETING - 3:15 P.M.
7. Zoning Application ZA 83-73, Netherlee Investments (In Trust), prospective owner, of property at Nos. 126 - 132 Cathcart Street; Beasley Neighbourhood.

8. Condominium Application 25CDM-83002, Frank Husack Limited, owner, "MacNab Place", of lands located at the north-east corner of Duke Street and MacNab Street South; Durand Neighbourhood.
9. City Initiative CI 83-F - Circulation Procedures under the new Planning Act related to proposed zoning amendments and official plan amendments.
10. Proposed Amendment No. 8 to the Hamilton-Wentworth Official Plan. (P-7-3)

AGENDA - 7:30 P.M.

- 1.a) Zoning Application ZA 83-66, A. J. Wheatle, prospective owner, of property at Nos. 41 to 45 Cathcart Street; Beasley Neighbourhood.
- 1.b) Zoning Application ZA 84-05, A. J. Wheatle, prospective owner, of property at Nos. 93 to 95 Kelly Street; Beasley Neighbourhood.

PUBLIC MEETING - 7:30 P.M.

2. Zoning Application ZA 83-53, F. and D. Chevrier, owners, of property at No. 81 Dartnall Road; Hannon North Neighbourhood.

PUBLIC MEETING - 7:45 P.M.

3. Proposed name change of Edward Street; Stipeley Neighbourhood. (415)

PUBLIC MEETING - 8:00 P.M.

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stand file
CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

April 4, 1984

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in
Room 233, City Hall on Wednesday, April 11, 1984 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA 84-04, Toys "R" Us Ltd., prospective owner, of lands at the south-west corner of Upper Wentworth Street and Kingfisher Drive; Bruleville Neighbourhood.
2. Site Plan Control Application DA 84-13, Love's York Properites Limited, owner, of property at No. 221 York Boulevard; Central Neighbourhood.
3. Zoning Application ZA 84-08, Maria Kuszla, owner, of property at the rear of No. 87 Fieldway Drive; Bruleville Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
4. Zoning Application ZA 84-14, Solid Masonry (Hamilton) Ltd., owner, of property at Nos. 220 and 230 Hempstead Drive; Rymal Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
5. Zoning Applications ZA 84-11 and ZA 84-12, Milos Srdic, owner and prospective owner, of lands at the rear of Nos. 1288 and 1292 Upper Gage Avenue; Randall Neighbourhood.
PUBLIC MEETING - 3:30 P.M.
6. Zoning Application ZA 84-15, B. and G. Cramero, owners, of No. 591 Rymal Road West; Carpenter Neighbourhood.
PUBLIC MEETING - 3:30 P.M.

REPORT
TO FOLLOW

7. Official Plan Policies as required by the new Planning Act. (P5-4-15)
8. Upper James South Mountain Area Study - Commercial Market Analysis. (P5-4-30C)
9. GO-ALERT - Central Area Plan Implementation Committee Report.
Presentation by Committee Members - 4:00 P.M.

AGENDA - 7:30 P.M.

1. Zoning Application ZA 84-07, Sisters of St. Joseph of the Diocese of Hamilton, prospective owner, of lands on the north side of King Street East and east of Nash Road South; Greenford Neighbourhood.

PUBLIC MEETING - 7:30 P.M.

- 2.a) Zoning Application ZA 83-69, Seebeck Construction Company Ltd. and R. Shelley Construction Company Ltd., owners, of lands on the east side of Upper Paradise Road in the area north of Gemini Drive; Gilkson Neighbourhood.

PUBLIC MEETING - 7:45 P.M.

- 2.b) Proposed Plan Amendment - Gilkson Neighbourhood. (P5-2-50)

3. City Initiative CI 83-J, No. 1530 Barton Street East; Homeside Neighbourhood.

4. Condominium Application SA 81-09, R. Hadden and R. Kearns, owners, of lands on the north side of Fennell Avenue; Sherwood Neighbourhood.

REPORT
O FOLLOW

5. Site Plan Control Application DA 84-14, Mrs. S. Delman, owner, of property at No. 1019 King Street West; Westdale South Neighbourhood.
6. Zoning Application ZA 84-18, Helen Cappadocia, prospective owner, of property at No. 27 Mountain Avenue; Kirkendall South Neighbourhood.

PUBLIC MEETING - 8:15 P.M.



E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

APR 18 1984

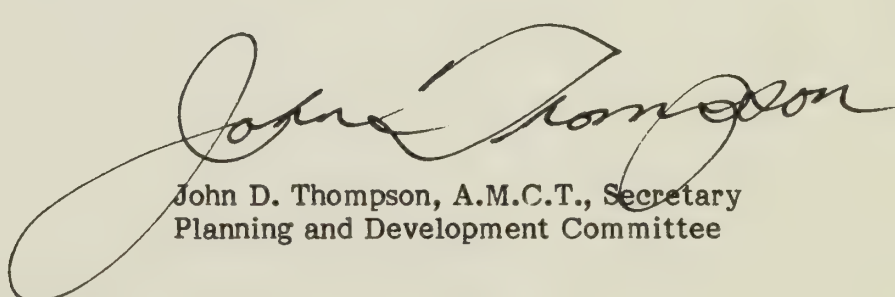
1984 April 5

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, April 11, 1984
2:00 o'clock p.m.
Room 233, City Hall

JDT:bg



John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

A G E N D A

1. BUILDING DEPARTMENT
 - (a) Demolition Permits
2. REAL ESTATE DEPARTMENT
 - (a) Sale of City Lands - Burlington and James Streets
3. COMMUNITY DEVELOPMENT DEPARTMENT
 - (a) Ontario Home Renewal Programme Applications
 - (b) Convert-To-Rent Programme - 130 Queenston Road
 - (c) Ontario Neighbourhood Improvement Programme and Amendment to the Provincial/Municipal Implementation Agreement - "Project Sign"
 - (d) Downtown Action Plan -
 - (i) Plant Materials (Large Trees) - Report to follow



- (ii) Terms of Reference for R. du Toit
 - (iii) Gore Park Extension (south leg of King Street between Catharine Street and John Street)
 - (iv) Status Report
 - (v) Conceptual Streetscape Masterplan - Gore Park Area - Estimated Cost to Revise Gore Park Area Plan
 - (e) Ontario Home Renewal Programme - Approved Grant/Loan Applications (Private and Confidential)
4. HAMILTON SHERATON HOTEL PROJECT
- (a) Construction Progress Report No. 8
 - (b) Project Summary Report
 - (c) Progress Certificate of Payment No. 7

JDT/sma

E. A. SIMPSON
CITY CLERK
K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON
OFFICE OF THE CITY CLERK


1984 May 3

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, May 9, 1984
2:00 o'clock p.m.
Room 233, City Hall

JDT:bg


John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

A G E N D A

1. Minutes of the Meetings held March 28, April 4 and 11, 1984
2. HAMILTON SHERATON HOTEL PROJECT
 - (a) Construction Progress Report #9 (to follow)
 - (b) Project Summary Report (to follow)
 - (c) Progress Certificate of Payment No.8
 - (d) Pedestrian Bridge over King Street
 - (i) Presentation of Final Design - Trevor Garwood Jones, Architect
 - (ii) Proposed Message Board



3. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Downtown B.I.A. - 1983 Annual Report and Financial Statement
- (b) Downtown Hamilton Action Plan -
 - (i) 1984 Banner Programme - Study Area - Presentation
 - (ii) South Branch of King Street East between John and James Streets
 - (iii) Brick Pavers - Gore Park Area
 - (iv) Information Pavilion - Building Permit Fee
 - (v) Status Report
- (c) Normanhurst Ontario Neighbourhood Improvement Programme - Redevelopment of Parkdale Park
- (d) Hamilton Handicap Programme - Mr. J. Thomas, 172 Rosedale Avenue
- (e) Ontario Home Renewal Programme and Hamilton Rehabilitation Programme - Approved Loan/grant applications (PRIVATE AND CONFIDENTIAL)

4. BUILDING DEPARTMENT

- (a) Demolition Permits

5. REAL ESTATE DEPARTMENT

- (a) York Street Urban Renewal Scheme, Block 101 - 125 York Street - Expropriation of Owners Interest

- 6. (a) Revised Payment of 5% Parkland Dedication - Randall Estates - Phase 3
- (b) Cash Payment of 5% Parkland Dedication - Aspen Estates - Phase 1

- 7. Citikeys Proposal to produce and supply the City with Official Street Maps free of charge.

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MAY 30 1984

2nd floor

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

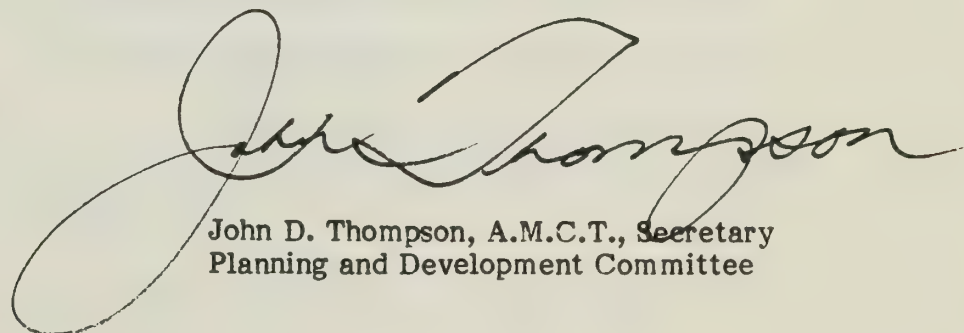
OFFICE OF THE CITY CLERK

1984 May 24

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, May 30, 1984
2:00 o'clock p.m.
Room 233, City Hall



John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:bg

AGENDA

1. SHERATON HOTEL PROJECT

- (a) Interface Agreement - Report from City Solicitor to follow
- (b) Review Authority

2. Minutes of meetings held April 25, April 26 and May 2, 1984

3. BUILDING DEPARTMENT

- (a) Demolition Permits
- (b) Resolution to Rescind By-law No.83-187 re: 12 Whitfield Avenue
- (c) Procedures for work on Private Property
 - (i) For Unsafe Conditions, to protect the public
 - (ii) To obtain compliance in other than Unsafe Conditions



4. REAL ESTATE DEPARTMENT

- (a) Expropriation Procedures - ~~Report to follow~~ - see newspaper clippings enclosed

5. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Hamilton Rehabilitation Programme - Registration of Loan on Tax Rolls -

(i) 11 Hillyard Street

(ii) 573 Catherine Street North

- (b) Downtown Action Plan

(i) First Priority Actions and Payment of O.M.B. Fee

(ii) Study Area Boundaries

(iii) Information Pavilion - INFORMATION ONLY

(iv) Status Report - INFORMATION ONLY

(v) Statement of Expenditure - Phase 1



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

May 22, 1984

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in
Room 233, City Hall on Wednesday, May 30, 1984 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA-83-30, C. Valery Construction Limited, owner, of properties at Nos. 2130 and 2164 King Street East; Glenview Neighbourhood.
2. Site Plan Control Application DA-84-17, J. Beswick, owner, of property at No. 15 Leaway Avenue; Eleanor Neighbourhood.
3. Site Plan Control Application DA-84-18, Sisters of St. Joseph, owner, of lands at the south-west corner of John Street South and Charlton Avenue; Corktown Neighbourhood.
4. Site Plan Control Application DA-84-22, Calhoun's Restaurant, lessee, of property at No. 1171 Upper James Street; Jerome Neighbourhood.
5. Zoning Applications ZA-84-22 and ZA-84-23, G. MacLaren and M. and A. Fricano, owners, of properties at Nos. 508 and 544 Limeridge Road East; Thorner Neighbourhood.
6. Proposed Amendment No. 9 to the Hamilton-Wentworth Official Plan. (P7-3)
7. Proposed Amendment No. 10 to the Hamilton-Wentworth Official Plan. (P7-3)
8. Request by "Citikeys" to use the City of Hamilton base map for reproduction.
9. Staffing Provisions - Proposed Neighbourhood Plan for Falkirk East Neighbourhood.
10. Neighbourhood Section Work Program. (P5-2-A)

AGENDA - 7:30 P.M.

1. Review Hearing Upper James - South Mountain Study. (P5-4-30)
PUBLIC MEETING - 7:30 P.M.
2. Zoning Applications ZA-84-27 and ZA-84-28, Abbottsford Homes Limited and Symroy Corporation Limited, owners, of lands in the area east of Upper Sherman Avenue and south of the proposed Mountain Freeway; Randall Neighbourhood.
PUBLIC MEETING - 7:30 P.M.
3. Zoning Application ZA-84-24, D. Bodnar, owner, of property at No. 154 Jackson Street East; Beasley Neighbourhood.
PUBLIC MEETING - 7:40 P.M.
4. Zoning Application ZA-84-30, D. N. Morrison, owner, of property at No. 27 Bold Street; Durand Neighbourhood.
PUBLIC MEETING - 7:50 P.M.
5. Zoning Application ZA-84-13, Dover Construction and Consultants Inc., owner, of lands at the south-east corner of Upper Sherman Avenue and Limeridge Road East; Lawfield Neighbourhood.
PUBLIC MEETING - 8:00 P.M.
6. Zoning Application ZA-84-33, Z. Brabric, prospective owner, of property at No. 52 Woodbine Crescent and lands on the west side of Dundurn Street North between Woodbine Crescent and Jones Street; Strathcona Neighbourhood.
PUBLIC MEETING - 8:15 P.M.
7. Zoning Application ZA-84-25, Bomber Manufacturing, prospective owner, of property at No. 448 Barton Street East; Landsdale Neighbourhood.
PUBLIC MEETING - 8:30 P.M.

JUN 15 1984



E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

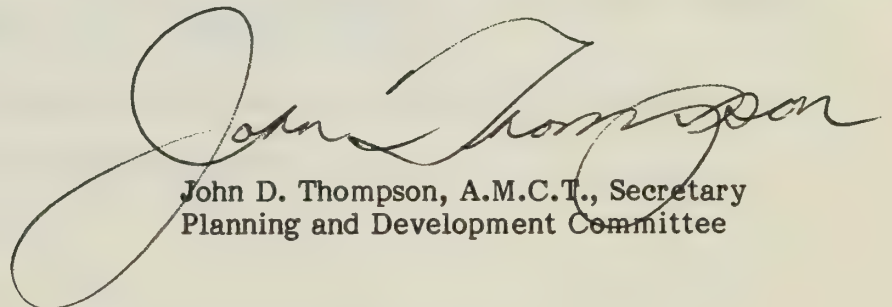
1984 June 7

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, June 13, 1984
2:00 o'clock p.m.
Room 233, City Hall

JDT:bg



John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

AGENDA

1. BUILDING DEPARTMENT
 - (a) Demolition Permits
2. SHERATON HOTEL PROJECT
 - (a) Construction Progress Report No. 10
 - (b) Project Summary Report - to follow
 - (c) Update - Interface Agreement
3. COMMUNITY DEVELOPMENT DEPARTMENT
 - (a) Taxis in the South Branch of King Street Between John and James Streets.
 - (b) Registration of Loan on Tax Rolls - 181 Weir Street North.



- (c) Ontario Home Renewal Programme (O.H.R.P.) and Hamilton Rehabilitation Programme (H.A.R.P.) - Applications.
- (d) Ontario Home Renewal Programme - Approved Grants/Loans (Private and Confidential).
- (e) Concession Street Business Improvement Area (B.I.A.) - Proposed Schedule of Payments
- (f) Downtown Promenade Business Improvement Area (B.I.A.)
 - (i) Resignations from and appointments to the Board of Management
 - (ii) Requested Schedule of Payments
- (g) Downtown Hamilton Action Plan
 - (i) Location for Public Washrooms, Tourist Information etc.
 - (ii) Status Report
- 4. Mr. Ron Moroz, 176 Balsam Avenue South - Reimbursement of Expenses - Alderman Brian Hinkley - Report to follow from Building Department.
- 5. FINANCE COMMITTEE - Status of Contingency Account (Information Only).
- 6. Report on property acquisition procedures in terms of
 - (i) Open Market transaction
 - (ii) Expropriation
- 7. PROPERTY REORGANIZATION - (PRIVATE AND CONFIDENTIAL)
 - (i) City Property Department
 - (ii) Building Department/Community Development Department
 - (iii) All Property Functions

JDT/bg



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

June 6, 1984

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in
Room 233, City Hall on Wednesday, June 13, 1984 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA-82-56, Suncor Inc., owner, of property at the north-west corner of Upper Wellington Street and Limeridge Road East; Greeningdon Neighbourhood.
2. Site Plan Control Application DA-84-20, Fernand Chevrier, owner, of property at No. 81 Dartnall Road; North Hannon Neighbourhood.
3. Site Plan Control Application DA-84-23, Cadillac Fairview Corporation Limited, owner, of property at No. 1227 Barton Street East; Crown Point East Neighbourhood.
4. Zoning Application ZA-84-01, J. Butera and R. DeGregorio, owners, of properties at Nos. 1437 and 1445 Upper Sherman Avenue; Eleanor Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
5. Zoning Application ZA-84-36, Mr. and Mrs. V. DiPietro, owners, of property at No. 1258 Upper Wentworth Street; Crerar Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
6. Zoning Application ZA-84-04, Dundurn Construction Company Limited, owner, of lands in the area north of Queenston Road and east of Lake Avenue North; Riverdale East Neighbourhood.
PUBLIC MEETING - 3:15 P.M.

7. Report of Flood Plain Review Committee on Flood Plain Management in Ontario. (P5-7-4)

REPORT TO FOLLOW 8. Terms of Reference - Falkirk East Neighbourhood Plan. (P5-2-44)

9. Subdivision Application SA-84-04, Aspen Estates No. 2, Phase 2, Benemar Construction Inc., owner, of property located on the east side of Upper Wentworth Street, north of Stone Church Road; Rushdale Neighbourhood, and resulting changes to abutting subdivisions Aspen Estates (SA-76-28) and Aspen Estates No. 2 (SA-82-01).
10. Subdivision Application SA-79-21, Ontario Land Corporation, owner, of lands in the area east of Upper Wentworth Street and north of Mohawk Road East; Burkholme Neighbourhood.

AGENDA - 7:30 P.M.

1. Zoning Application ZA-84-34, E. White, K. White and A. White, owners, of property at Nos. 627 to 633 Queenston Road; Kentley Neighbourhood.
PUBLIC MEETING - 7:30 P.M.
2. Zoning Application ZA-84-35, 527487 Ontario Incorporated, owner, of property at No. 1768 Main Street West; Ainslie Wood West Neighbourhood.
PUBLIC MEETING - 7:45 P.M.
3. Zoning Application ZA-84-37, Gulliver Motors Limited, owner, of property at No. 128 Sanford Avenue North; Gibson Neighbourhood.
PUBLIC MEETING - 8:00 P.M.
4. Zoning Application ZA-84-31, 307623 Ontario Limited, owner, of property at No. 44 Leeming Street; LANDSDALE NEIGHBOURHOOD.
PUBLIC MEETING - 8:15 P.M.
5. City Initiative CI-84-C, to introduce additional by-law regulations respecting the keeping of animals in the City of Hamilton.

Urb/Mun Agenda
Bulletin Board
JUL 12 1984



E. A. SIMPSON
CITY CLERK
K. E. AVERY
DEPUTY CITY CLERK

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

CA40N HBL A05
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1984 July 05

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1984 July 11
2:00 o'clock p.m.
Room 233, City Hall

B. Goddard
for John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:bg
c.c.

Mr. L. Sage, Chief Administrative Officer
Mr. J. D. Thoms, Planning Commissioner
Mr. V. J. Abraham, Director of Local Planning
Mr. H. Gaasenbeek, Director of Development
Mr. K. Brenner, Regional Engineering Department
Mr. D. C. Freeman, City Architect & Co-ordinator, Lloyd D. Jackson Square
Mr. E. W. Kowalski, Director of Community Development
Mr. P. Kuppe, Building Commissioner
Mr. D. W. Vyce, Director of Real Estate

AGENDA

1. Minutes of the meetings held May 9 and 30 and June 13, 1984 (already distributed)
2. BEACH STRIP ACQUISITION AND DEMOLITION PROGRAMME - see comments from Mr. K. A. Rouff, City Solicitor, Mr. P. Kuppe, Building Commissioner and Mr. V. J. Abraham, Director of Local Planning
3. CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE - see recommendation from Bob Martin, Executive Director, Board of Management
4. BUILDING DEPARTMENT
 - (a) By-law for the supply and installation of a storm drainage system for roof drainage at 154 Grenfell Street
 - (b) Parking requirements at 100 Main Street East



- (c) Rescinding of By-law passed by Council for Compliance of an Order re: 269 Province Street South

5. SHERATON HAMILTON HOTEL PROJECT

- (a) Construction Progress Report No.11
- (b) Project Summary Report

6. CITY ARCHITECT & CO-ORDINATOR, LLOYD D. JACKSON SQUARE

- (a) Pedestrian Bridge over King Street

7. REAL ESTATE DEPARTMENT

- (a) Independent Fee Appraiser - 65 and 69 Fullerton Avenue
- (b) Sale by City to Victoria Park Community Homes Inc. - James Street North between Ferrie and Simcoe Streets
- (c) Sale of City owned land known as 17 Tecumseh Street to Victoria Park Community Homes Inc.
- (d) Agreement - Eatons and the City of Hamilton

8. COMMISSIONER OF ENGINEERING

- (a) Amendment to the "R-4" (Small Lot Single-Family) District regulations in the Zoning By-law
- (b) Cash payment for 5 % Parkland Dedication
 - (i) Oakland Park Extension No.4
 - (ii) Gilkson Woods Addition Phase 3
 - (iii) Thorner No.3
 - (iv) Glen Arms Manor - Phase 2

9. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Downtown Hamilton Action Plan
 - (i) 2nd Priority Actions and Improvements to King Street East; Mary to Wellington; deferral to 1985
 - (ii) Distribution of tender documents and invoice for courier service
 - (iii) Invoices for Services Rendered - duToit Associates Ltd.

- (iv) Status Report No.14 - INFORMATION
- (v) Placing of banners on poles - report from R. C. Nutley - INFORMATION
- (b) Grants for the Handicapped
 - (i) Mr. M. Nakoneshny - 477 East 36th Street
 - (ii) Mrs. E. Anderson - 8 Blackthorne Avenue
- (c) Hamilton Rehabilitation Programme - Registration of loan on tax rolls - 51 East 23rd Street
- (d) Guise Street Co-operative and use of 485 John Street North as a site office
- (e) Ontario Neighbourhood Improvement Programme (O.N.I.P.) - McQuesten Redevelopment Area; and Improvements to Roxborough Park
- (f) O.N.I.P. - McQuesten Redevelopment Area; and Improvements to Roxborough School Grounds
- (g) O.N.I.P. - McQuesten Redevelopment Area; and Improvements to Hillcrest Park/Hillsdale School Grounds
- (h) O.N.I.P. - Normanhurst - Sir Winston Churchill Recreation Centre
- (i) O.N.I.P. - Normanhurst - Parkdale Public School



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

July 3, 1984

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Members of the Planning and Development Committee will be held in
Room 233, City Hall on Wednesday, July 11, 1984 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA-84-21, Sunshine Homes, owner, of property at the north-east corner of Duke and MacNab Streets; Durand Neighbourhood.
2. Site Plan Control Application DA-84-33, The Board of Education for the City of Hamilton, owner, of property at No. 99 Strathcona Avenue; Strathcona Neighbourhood.
3. Site Plan Control Application DA-84-25, J. Morrow on behalf of the Hess Street Baptist Mission, owner, of property at No. 179 Hess Street North; Central Neighbourhood.
4. Site Plan Control Application DA-84-27, Patricia Ikeda in Trust, owner, of property at No. 520 Upper Sherman Avenue; Eastmount Neighbourhood.
5. Site Plan Control Application DA-84-28, Inzola Construction (1976) Ltd., agent for the owner, of properties at Nos. 1331 and 1335 Main Street West; Ainslie Wood East Neighbourhood.
6. Site Plan Control Application DA-84-29, Chedoke Presbyterian Church, prospective owner, of property at the south-west corner of Mohawk Road West and Magnolia Drive; Fessenden Neighbourhood.
7. Site Plan Control Application DA-84-31, Rogers Cable TV-Hamilton, lessee, of property at No. 695 Lawrence Road; Bartonville Neighbourhood.

8. Site Plan Control Application DA-84-32, Ongiara Properties Inc., owner, of properties at Nos. 180 - 210 Centennial Parkway North; Riverdale West Neighbourhood.
9. Site Plan Control Application DA-84-24, M.&A. Candy Limited, owner, of property at No. 45 Ewen Road; Ainslie Wood Neighbourhood.
10. Zoning Application ZA-84-38, Forest James Investments Ltd., prospective owner, of property at No. 78 Vine Street; Central Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
11. Zoning Application ZA-84-42, Ontario Land Corporation, owner, of lands east of Upper Wentworth Street and north of Mohawk Road East; Burkholme Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
12. Zoning Application ZA-84-43, Demarclin Funeral Services Ltd., prospective owner, of No. 1774 King Street East; Bartonville Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
13. City Initiative CI-84-E - Amendment to Section 4(3)b of the Zoning By-law respecting Malta Drive.
PUBLIC MEETING - 3:15 P.M.
- 14.a) Riverdale East - Proposed change to the existing Neighbourhood Plan.
PUBLIC MEETING - 3:30 P.M.
- 14.b) Subdivision Application SA-84-02, Strawberry Hills, Dundurn Construction Limited, owner, of lands located east of Lake Avenue, north of Highway No. 8 (Queenston Road); Riverdale East Neighbourhood.
15. Subdivision Application SA-84-05, Gilkson Meadows, Phase 3, Seebeck Construction Ltd. and R. Shelley Construction Ltd., owner, of lands located east of Upper Paradise Road and north of Gemini Drive; Gilkson Neighbourhood.
16. Central Area Plan Implementation Committee - King Street East Widening.
17. Municipal Non-Profit Housing - Board of Directors. (P5-4-2-12)

AGENDA - 7:30 P.M.

1. Zoning Application ZA-84-40, Don-Lin Lodging Inc., owner, of property at No. 223 Balsam Avenue South; Blakely Neighbourhood.
PUBLIC MEETING - 7:30 P.M.
2. Zoning Application ZA-84-39, Royal Oak Dairy, owner, of properties at No. 246 Victoria Avenue North, Nos. 207, 209, 239, 241, 243 East Avenue North and No. 315 Robert Street; Landsdale Neighbourhood.
PUBLIC MEETING - 7:45 P.M.
3. Zoning Application ZA-84-32, H. Sinha and F. Candyk, owners, of properties at Nos. 1983 and 1989 Main Street West; Ainslie Wood West Neighbourhood.
PUBLIC MEETING - 8:00 P.M.
4. Committee of Adjustment Application - No. 126 James Street South; Durand Neighbourhood.
PUBLIC MEETING - 8:15 P.M.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



THE CORPORATION OF THE CITY OF HAMILTON
OFFICE OF THE CITY CLERK

SEP 12 1984

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CITY HALL
HAMILTON, ONTARIO
L8N 3T4

CANADIAN LIBRARY
SEP 14

1984 September 06

NOTICE OF MEETING

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SEP 10 1984

LIBRARIAN

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1984 September 12
2:00 o'clock p.m.
Room 233, City Hall

B. Goddard.

for John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT/bg

- cc. Mr. L. Sage, Chief Administrative Officer
Mr. J. D. Thoms, Planning Commissioner
Mr. V. J. Abraham, Director of Local Planning
Mr. H. Gaasenbeek, Director of Development
Mr. K. Brenner, Regional Engineering Department
Mr. D. C. Freeman, City Architect & Co-ordinator, Lloyd D. Jackson Square
Mr. E. W. Kowalski, Director of Community Development
Mr. P. Kuppe, Building Commissioner
Mr. D. W. Vyce, Director of Real Estate

AGENDA

1. Minutes of special meeting held 1984, August 15 and regular meeting held 1984 August 15.



2. SHERATON HAMILTON HOTEL PROJECT

- (a) Construction Progress Report No.13 - Report to follow
- (b) Project Summary Report - Report to follow
- (c) Status Report - Agreements (Solicitor's letter)

3. BUILDING DEPARTMENT

- (a) Demolition Permits
- (b) Report from Sub-committee on Derelict Buildings
- (c) Parking requirements at 100 Main Street East

4. REAL ESTATE DEPARTMENT

- (a) Proposed sale of City owned surplus lands bounded by Bay, Caroline, York and Napier Streets, known as Block 101
- (b) Sale to Enfield Properties Ltd. - vacant land on Burlington Street East
- (c) Sale to Burlingdale Holdings Ltd. - vacant land on Burlington Street East

5. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Downtown Action Plan; and, Potential for Development of Signage Control
- (b) Downtown Action Plan - 1st Priority Area; and, Request to Re-align Trees, Vicinity of 105 King Street East
- (c) Downtown Action Plan; and, Extension or Contraction of Boundary on James Street North
- (d) Downtown Action Plan, and Implementation of the "Banner Programme" Throughout the Study Area
- (e) Downtown Action Plan, Status Report #16

6. REGIONAL ENGINEERING DEPARTMENT - Kimberly Estates Addition - Proposed Plan of Subdivision on Kimberley Drive

7. HAMILTON HOUSING COMPANY LIMITED - Transfer of nine (9) shares of the Coronation Park Housing Company Limited

8. E. W. Jackson and W. Gamble - Reimbursement for the cost of obtaining an Ontario Land Survey

9. INFORMATION ITEMS

- (a) Ministry of Natural Resources - reply on the Report of the Flood Plain Review Committee
- (b) Finance Committee - Financial Report of Current Estimates for the period ended 1984 July 31



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

September 5, 1984

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in Room 233, City Hall on Wednesday, September 12, 1984 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA-84-35, Urbex Management Limited, prospective owner, of lands on the north side of Limeridge Road West, west of West 5th Street; Rolston Neighbourhood.
2. Site Plan Control Application DA-84-39, 307623 Ontario Limited, owner, of property at No. 44 Leeming Street; Landsdale Neighbourhood.
3. Site Plan Control Application DA-84-40, Sisters of St. Joseph, owner, of lands at the south-east corner of James Street South and St. Joseph's Drive; Corktown Neighbourhood.
4. Site Plan Control Application DA-84-45, St. Elizabeth Home Society, owner, of property at No. 387 Rymal Road West; Kennedy West Neighbourhood.
5. Zoning Application ZA-84-46, Monarch Greeting Card Co. Limited, owner, of property at the north-west corner of Cannon Street East and Wellington Street North; Beasley Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
6. Zoning Application ZA-84-48, B. Ianiri, owner, of property at No. 244 Quigley Road; Vincent Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
7. Zoning Application ZA-84-49, L. Mandarino and V. Scornaienchi, owners, of property at Nos. 467 and 471 King Street West; Strathcona Neighbourhood.
PUBLIC MEETING - 3:15 P.M.

8. Zoning Application ZA-84-44, T. and L. Nagy, owners, of property at No. 1590 Upper Ottawa Street; Templemead Neighbourhood.
9. City Initiative CI-84-F, City of Hamilton, owner, of property at the south-east corner of Burlington Street East and James Street North; North End East Neighbourhood.
10. Condominium Application 25CDM-84001, "Parkside Place", Tyka Investments Limited, owner, of lands at the south-east corner of Upper Wentworth Street and Mountain Park Avenue;
11. Proposed Official Plan Amendment No. 22 (Upper James - South Mountain Area). (P6-2-22 & P5-4-30)
PUBLIC MEETING - 4:00 P.M.
12. Minister's proposed modifications to Official Plan Amendment No. 15. (P6-2-15)
13. Correspondence from Alderman Charlton, Chairman of C.A.P.I.C. (P5-4-7-9)
14. Niagara Escarpment Plan Review Report. (P5-7-1)

AGENDA - 7:30 P.M.

1. Zoning Application ZA-84-55, Conire Enterprise Limited, prospective owner, of property at No. 1053 Main Street West; Ainslie Wood East Neighbourhood.

PUBLIC MEETING - 7:30 P.M.

2. Zoning Application ZA-84-53, 472373 Ontario Inc., A. Hemstreet (President), prospective owner, of lands at the north-west corner of Stone Church Road East and Upper Gage Avenue; Randall Neighbourhood.

PUBLIC MEETING - 7:45 P.M.

3. Proposed Neighbourhood Plan Amendment - Ainslie Wood Neighbourhood.

PUBLIC MEETING - 8:00 P.M.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK

SEP 27 1984



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CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

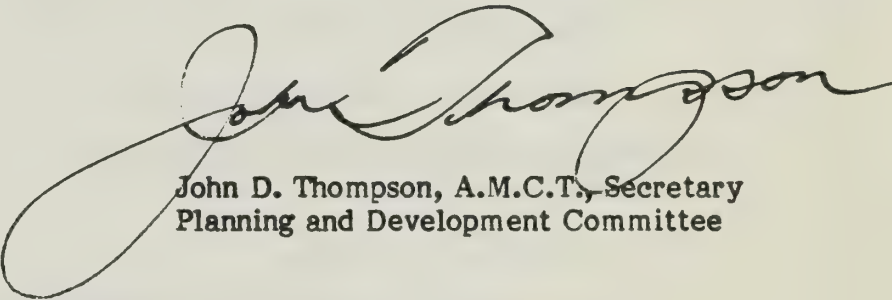
1984 September 20

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1984 September 26
2:00 o'clock p.m.
Room 233, City Hall

JDT:bg



John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

cc. Mr. L. Sage, Chief Administrative Officer
Mr. J. D. Thoms, Planning Commissioner
Mr. V. J. Abraham, Director of Local Planning
Acting Director of Development
Mr. K. Brenner, Regional Engineering Department
Mr. D. C. Freeman, City Architect & Co-ordinator, Lloyd D. Jackson Square
Mr. E. W. Kowalski, Director of Community Development
Mr. P. Kuppe, Building Commissioner
Mr. D. W. Vyce, Director of Real Estate

AGENDA

1. Proposed Abolition of Committee of Adjustment - see Report from Mr. P. Kuppe, Building Commissioner
2. SHERATON HAMILTON HOTEL PROJECT
 - (a) Project Summary Report (Report to follow)
3. BUILDING DEPARTMENT
 - (a) Demolition Permits
 - (b) By-law for the repair of the rear addition and/or the removal of the litter, debris, refuse, unused vehicles etc. at 678 Cochrane Road
 - (c) Re-location of Dog house in yard at 193 Fernwood Crescent - Order to Comply



4. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Grants for the Handicapped, 707 Lawrence Road - cancellation.
- (b) Loan Refinancing, 13 Morris Avenue

5. DOWNTOWN HAMILTON ACTION PLAN

- (a) Status Report - Brick Pavers on Crosswalks - Mr. George Stone, Regional Engineering Department (**Report to follow**)
- (b) Legal Opinion re: Defective Work on Crosswalks (**Report to follow**)
- (c) Discharge of air conditioner condensation on sidewalk - 105 King Street East
- (d) Status Report No.17
- (e) 2nd Priority Actions - Pavers

6. OVERHEAD PEDESTRIAN BRIDGE - Final Plans and Specifications - Trevor P. Garwood-Jones, Architect

7. INFORMATION ITEMS

- (a) Downtown Hamilton Action Plan Phase I - Mr. E. C. Matthews, City Treasurer



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

September 19, 1984

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in Room 233, City Hall on Wednesday, September 26, 1984 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA-84-43, First Pioneer Investments Limited, owner, of property at No. 947 Rymal Road East; Templemead Neighbourhood.
2. Zoning Application ZA-84-50, Parente Construction Company Limited, owner, of lands in the area south of Stone Church Road East and east of Upper Wentworth Street; Butler Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
3. Zoning Application ZA-84-56, John Bear Pontiac Buick Limited, prospective owner, of lands municipally known as Nos. 1188 to 1208 Upper James Street; Kerningham Neighbourhood.
PUBLIC MEETING - 3:15 P.M.

AGENDA - 7:30 P.M.

1. Zoning Application ZA-84-57, M. and M. DiDiodato, owners, of property at No. 1304 Upper Gage Avenue; Randall Neighbourhood.
PUBLIC MEETING - 7:30 P.M.
2. Zoning Application ZA-84-51, Gulliver Motors Limited, owner, of property at No. 128 Sanford Avenue North; Gibson Neighbourhood.
PUBLIC MEETING - 7:45 P.M.
3. Zoning Application ZA-84-59, A. and F. IaFrate, owners, of property at No. 638 Upper James Street; Bonnington Neighbourhood.
PUBLIC MEETING - 8:00 P.M.
4. Site Plan Control Application DA-84-42, LIUNA (Hamilton) Association, owner, of property at the north-east corner of Limeridge Road East and Upper Wellington Street; Bruleville Neighbourhood.
PUBLIC MEETING - 8:15 P.M.
5. Walkway Closures - Quinndale Neighbourhood. (P5-2-110)
PUBLIC MEETING - 8:15 P.M.

E. A. SIMPSON
CITY CLERK
K. E. AVERY
DEPUTY CITY CLERK



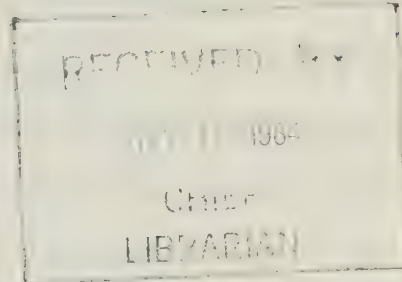
THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

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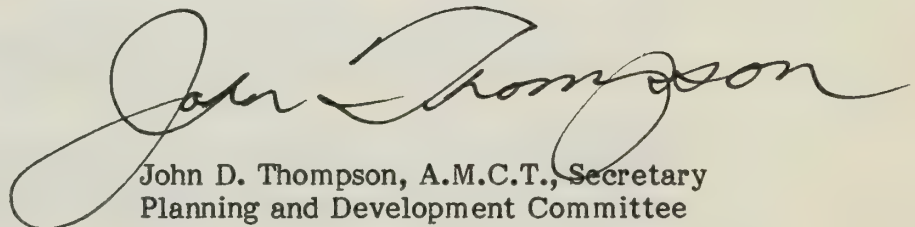
1984 October 4



NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1984 October 10
2:00 o'clock p.m.
Room 233, City Hall


John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:sma

cc. Mr. L. Sage, Chief Administrative Officer
Mr. J. D. Thoms, Planning Commissioner
Mr. V. J. Abraham, Director of Local Planning
Acting Director of Development
Mr. K. Brenner, Regional Engineering Department
Mr. D. C. Freeman, City Architect & Co-ordinator, Lloyd D. Jackson Square
Mr. E. W. Kowalski, Director of Community Development
Mr. P. Kuppe, Building Commissioner
Mr. D. W. Vyce, Director of Real Estate
Mr. T. Gill, Traffic Department

A G E N D A

1. Minutes of the meeting held 1984 September 12.
2. Trevor P. Garwood-Jones, Architect - final plans and specifications for Overhead Pedestrian Bridge.
3. DOWNTOWN HAMILTON ACTION PLAN
 - (a) Second Priority Actions; Sidewalk Paving Treatment
 - (b) Status Report No.18 (Report to Follow)
 - (c) Downtown Hamilton B.I.A. re: Litter and Garbage (Information Only)



4. COMMUNITY DEVELOPMENT

- (a) Hamilton Rehabilitation Programme - Loan Write-off
(Private and Confidential)

5. BUILDING DEPARTMENT

- (a) Demolition Permits

6. SHERATON HAMILTON HOTEL PROJECT

- (a) Construction Progress Report No.14
- (b) Progress Certificate of Payment Nos. 9 and 10

7. DIRECTOR OF REAL ESTATE

- (a) Quit Claim Deed - Rolga Heights Subdivision
- (b) Discharge of Severance on Title to 145 Barton Street East
- (c) Offer to Purchase - Lot 1, Hamilton Mountain Industrial Park, Carlo Bros.
Excavating Limited (Report to Follow).

- 8. Lot Grading Control - Amendment to Subdivision Agreement to require the subdivider to grade the land within six months of the completion of the final roads instead of two years as presently required. Alderman Tom Murray

9. INFORMATION ITEMS

- (a) Financial Report of Current Estimates for the period ending 1984 August 31.



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

October 3, 1984

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in
Room 233, City Hall on Wednesday, October 10, 1984 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA-84-47, West Hill Cooperative Inc., owner, of lands on the south side of Stone Church Road and west of Upper Paradise Road; Falkirk West Neighbourhood.
2. Site Plan Control Application DA-84-48, City of Hamilton, owner, of lands on the east side of Quigley Road at Albright Street; Vincent Neighbourhood.
3. Site Plan Control Application DA-84-50, R. D. Thurlow, owner, of property at No. 968 Main Street West; Westdale South Neighbourhood.
4. Zoning Application ZA-84-63, E. and E. Kustra, owners, of property municipally known as Nos. 263 and 267 King Street West; Central Neighbourhood. PUBLIC MEETING - 3:15 P.M.
5. Zoning Application ZA-84-62, T. and H. Trifonidis, owners, of property at No. 207 Ottawa Street North; Crown Point East Neighbourhood. PUBLIC MEETING - 3:15 P.M.
6. Subdivision Application SA-84-07, Ottawa Place, Pem Holdings Ltd., owners, of property located at the north-west corner of Everest Street and Upper Ottawa Street; Templemead Neighbourhood.
7. Timing for Construction of GO/ALERT Station Facilities. (P5-4-7-9)
8. James Street North Heritage District Study - Extension of Boundary from Barton Street to the C.N.R. (P5-8-4-2)

AGENDA - 7:30 P.M.

1. Zoning Application ZA-84-61, "39 Stanley Avenue Limited", owner, of property at No. 39 Stanley Avenue; Kirkendall North Neighbourhood.

PUBLIC MEETING - 7:30 P.M.

2. Zoning Application ZA-84-60, H. Sinha and F. Chudyk, owners, of properties at Nos. 1983 and 1989 Main Street West; Ainslie Wood West Neighbourhood.

PUBLIC MEETING - 7:45 P.M.

E. A. SIMPSON
CITY CLERK
K. E. AVERY
DEPUTY CITY CLERK



THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

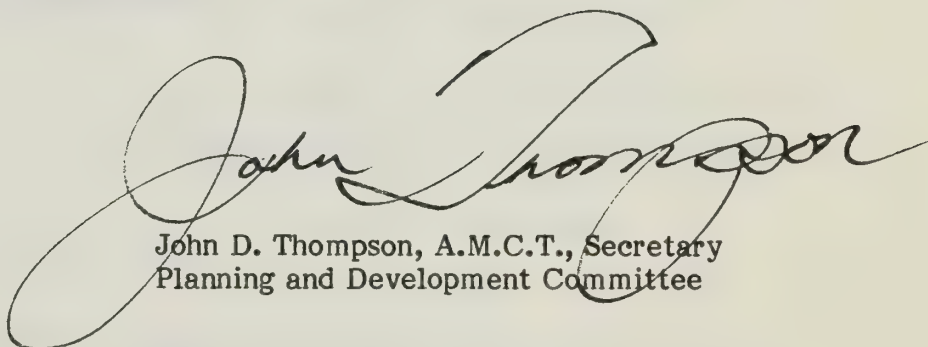
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CITY HALL
HAMILTON, ONTARIO
L8N 3T4

1984 October 25

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1984 October 31
2:00 o'clock p.m.
Room 233, City Hall



John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:bg

cc. Mr. L. Sage, Chief Administrative Officer
Mr. J. D. Thoms, Planning Commissioner
Mr. V. J. Abraham, Director of Local Planning
Acting Director of Development
Mr. K. Brenner, Regional Engineering Department
Mr. D. C. Freeman, City Architect & Co-ordinator, Lloyd D. Jackson Square
Mr. E. W. Kowalski, Director of Community Development
Mr. P. Kuppe, Building Commissioner
Mr. D. W. Vyce, Director of Real Estate
Mr. T. Gill, Traffic Department

A G E N D A

1. Minutes of the meetings held 1984 September 26, October 09 and October 10 - already distributed.
2. SHERATON HAMILTON HOTEL PROJECT
 - (a) Progress Claim No.11
3. BUILDING DEPARTMENT
 - (a) Demolition Permits - see recommendations of Local Architectural Conservation Advisory Committee re: 190 and 200 Main Street West
 - (b) Termite Control Programme



(c) Rescinding of By-law No.84-120 re: No.1 Beulah Avenue

4. DOWNTOWN HAMILTON ACTION PLAN

(a) Status Report No.19

(b) Commencement of Third-Priority-Actions (Gateway Treatments)

5. COMMUNITY DEVELOPMENT DEPARTMENT

(a) Province of Ontario, Ministry of Municipal Affairs and Housing, Commercial Area Improvement Programme (C.A.I.P.); and, Allocation to the City of Hamilton

(b) CAPITAL BUDGET - 1985/89

6. COMMISSIONER OF ENGINEERING

(a) Cash Payment for 5% Parkland Dedication:

(i) Aspen Estates - Phase 2

(ii) Rymal Survey Addition

(b) Red Hill Creek Storm Water Retardation

7. Front Yard Set-back Requirements - Alderman Shirley Collins

8. INFORMATION ITEMS

(a) Report from Mr. P. M. Eker, Solicitor re: Committee of Adjustment

(b) Pedestrian Bridge - King Street West. Copy of letter from City Architect to Trevor P. Garwood Jones

(c) Statement of Expenditures - Downtown Action Plan Phase One

(d) Financial Report of the Current Estimates of the Committee



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

October 24, 1984

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in Room 233, City Hall on Wednesday, October 31, 1984 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA-84-45, St. Elizabeth Home Society, owner, of property at No. 387 Rymal Road West; Kennedy West Neighbourhood.
2. Site Plan Control Application DA-84-49, Sons of Italy (Hamilton) Foundation, owner, of lands on the south side of Limeridge Road West and east of Kendale Court; Gilbert Neighbourhood.
3. Site Plan Control Application DA-84-51, Ronald L. Lee, owner, of property at Nos. 126 to 132 Cathcart Street; Beasley Neighbourhood.
4. Site Plan Control Application DA-84-01, City of Hamilton, owner, of property located at the north-west corner of Locke Street North and Tecumseh Street; Strathcona Neighbourhood.
5. Site Plan Control Application DA-84-53, Eveley Alignment and Spring, owner, of property at Nos. 2814 and 2820 Barton Street East; Riverdale East Neighbourhood.
6. Zoning Application ZA-84-66, Milan and Norma Cule, owners, of property at No. 532 Beach Boulevard; Hamilton Beach Neighbourhood.
7. Zoning Application ZA-84-64 and Subdivision Application SA-79-04, Bishopgate Properties Limited, prospective owner, of lands located in the area south of Stone Church Road West and east of Upper Paradise Road; Falkirk East Neighbourhood.

PUBLIC MEETING - 3:15 P.M.

REPORT
TO FOLLOW

8. By-law to remove Part-Lot Control from Lots 1 to 16 inclusive on Plan M-350, Donegal Heights. (SA-79-12)
9. A new by-law to require conveyance of land for park purposes as a condition of development and redevelopment of lands for residential purposes. (D.16.1.1)
10. Application for Extension of Draft Approval:
 - Anna Maria Heights Condominium - File No. 25CDM-81002
 - Battleridge Subdivision - File No. 25T-76024
 - Oakland Park Extension No. 4 - File No. 25T-79022
 - Falkirk Ridge - File No. 25T-76015
11. Upper Wentworth Street Study. (P5-2-16)
12. Letter from Alderman B. Charlton, Chairman of C.A.P.I.C.
Re: CAUSE. (P5-4-7-9)
13. Airport Industrial Park Study. (Presentation by Regional Planning Division - 4:00 p.m.)

AGENDA - 7:30 P.M.

1. Zoning Application ZA-84-65, Silcox, Tigani and 496091 Ontario Inc., owners, of property located at Nos. 418 and 420 Upper Sherman Avenue; Eastmount Neighbourhood.

PUBLIC MEETING - 7:30 P.M.

2. Zoning Application ZA-84-67, 569705 Ontario Incorporated, owner, of property at No. 7 Blake Street; Blakeley Neighbourhood.

PUBLIC MEETING - 7:45 P.M.

3. Zoning Application ZA-84-51, Gulliver Motors Limited, owner, of property at Nos. 126 and 128 Sanford Avenue North; Gibson Neighbourhood.
(REFERRED BY COUNCIL)



E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

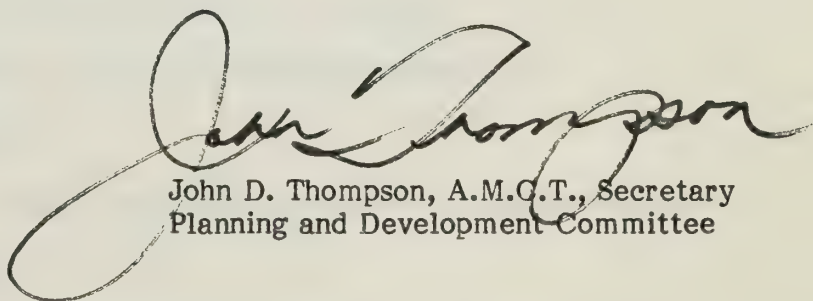
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1984 November 09

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1984 November 14
2:00 o'clock p.m.
Room 233, City Hall



John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:bg

cc. Mr. L. Sage, Chief Administrative Officer
Mr. J. D. Thoms, Planning Commissioner
Mr. V. J. Abraham, Director of Local Planning
Acting Director of Development
Mr. K. Brenner, Regional Engineering Department
Mr. D. C. Freeman, City Architect & Co-ordinator, Lloyd D. Jackson Square
Mr. E. W. Kowalski, Director of Community Development
Mr. P. Kuppe, Building Commissioner
Mr. D. W. Vyce, Director of Real Estate
Mr. T. Gill, Traffic Department

A G E N D A

1. Minutes of the meeting held 1984 October 31 - TO FOLLOW
2. BUILDING DEPARTMENT
 - (a) Termite Control Programme - delegation
 - (b) Demolition permits
3. SHERATON HAMILTON HOTEL PROJECT
 - (a) Construction Progress Report #15



2nd floor

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

November 7, 1984

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in
Room 233, City Hall on Wednesday, November 14, 1984 at 3:00 p.m.

Secretary
Planning and Development Committee

AGENDA

1. Zoning Application ZA-84-58, Pasquale Rufino and Carolina Zippilli, owners, of property at No. 9 Huron Street; Gibson Neighbourhood.

PUBLIC MEETING - 3:15 P.M.

2. Zoning Application ZA-84-68, William J. Festeryga, on behalf of the Sisters of St. Joseph of the Diocese of Hamilton, prospective owner, of property at No. 171 Nash Road South; Greenford Neighbourhood.

PUBLIC MEETING - 3:15 P.M.

3. Airport Industrial Park Study Review. (P5-7-3)
4. Urban Conservation Hamilton Canada Work's Application. (P5-8-4-5)

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HAMILTON, ONTARIO
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E. A. SIMPSON
CITY CLERK
K. E. AVERY
DEPUTY CITY CLERK

THE CORPORATION OF THE CITY OF HAMILTON
OFFICE OF THE CITY CLERK

1984 November 22

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NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1984 November 28
2:00 o'clock p.m.
Room 233, City Hall

John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:bg

- cc. Mr. L. Sage, Chief Administrative Officer
Mr. J. D. Thoms, Planning Commissioner
Mr. V. J. Abraham, Director of Local Planning
Acting Director of Development
Mr. J.R.G. Leach, Commissioner,
Regional Engineering Department (Mr. K. Brenner)
Mr. D. C. Freeman, City Architect & Co-ordinator, Lloyd D. Jackson Square
Mr. E. W. Kowalski, Director of Community Development
Mr. P. Kuppe, Building Commissioner (Ms. D. Miscione)
Mr. D. W. Vyce, Director of Real Estate (Mr. M. Watson)
Mr. M. Main, Acting Traffic Commissioner (Mr. E. M. Gill)
Mr. D. Cole, Director of Economic Development

A G E N D A

1. Minutes of the meetings held 1984 November 13 and 14
2. BUILDING DEPARTMENT
 - (a) Demolition permits
 - (b) By-law for the repair of 955 Barton Street East

3. COMMITTEE OF ADJUSTMENT - Survey Plans

4. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Ontario Neighbourhood Improvement Programme - Corktown, Stinson Community Improvement Project Area
- (b) Ontario Neighbourhood Improvement Programme - Amendments to Legal Agreements for Homeside, McQuesten and Normanhurst Redevelopment Areas

5. DOWNTOWN HAMILTON ACTION PLAN

- (a) Status Report - TO FOLLOW

6. Presentation by Mr. Joe Berridge, Planning Consultant, re: The Renaissance of Buffalo's Central Area (2:30 o'clock p.m.)

7. INFORMATION ITEMS

- (a) Central Ontario Chapter Canadian Institute of Planners - Preparation of Subdivision and Official Plan Amendment Applications under the provision of a C.I.P. member

INFORMATION SESSION

8. TERMITES - Ministry of the Environment and Building Department
(approximately 4:00 o'clock p.m.)



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

November 21, 1984

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in
Room 233, City Hall on Wednesday, November 28, 1984 at 3:00 p.m.

Secretary
Planning and Development Committee

AGENDA

1. Site Plan Control Application DA-84-44, Galwan Canada Ltd., owner, of lands known as No. 1768 Main Street West; Ainslie Wood West Neighbourhood.
2. Site Plan Control Application DA-84-55, 465058 Ontario Inc., owner, of property at No. 681 Upper James Street; Balfour Neighbourhood.
3. Zoning Application ZA-84-19 and Subdivision Application SA-84-09, Sherman Oaks Phase 2, Marz Homes Limited, owner, of property located on the north side of Limeridge Road East between Upper Wentworth Street and Upper Sherman Avenue; Thorner Neighbourhood.
PUBLIC MEETING - 3:15 p.m.
4. Zoning Application ZA-84-69, Mount Forest Investments Inc., owner, of properties at Nos. 194, 200, 206, 208, 212 and 214 Forest Avenue and No. 88 Aurora Street; Corktown Neighbourhood.
PUBLIC MEETING - 3:15 p.m.
5. Zoning Application ZA-84-70, I. Zucker, Revest Financial Limited, owner, of lands on the west side of Dundurn Street South between King Street West and Main Street West; Strathcona Neighbourhood.
PUBLIC MEETING - 3:30 p.m.

REPORT
TO FOLLOW

REPORT
TO FOLLOW

6. Zoning Application ZA-84-71, J. L. MacDonald, Lessee, of property in the block bounded by John, Young and Catharine Streets and Forest Avenue; Corktown Neighbourhood.

PUBLIC MEETING - 3:30 p.m.

REPORT
TO FOLLOW

7. Street Name Change - Part of Burkholder Drive and Indian Crescent; Burkholme Neighbourhood.

PUBLIC MEETING - 4:00 p.m.

8. Subdivision Application SA-84-08, Kingsberry Gardens Phase 3, P. Barnett Construction Limited, owner, of property located to the north of Limeridge Road East between Upper Ottawa Street and Upper Kenilworth Avenue; Lisgar Neighbourhood.
9. Review of Application Fees. (CI-83-B)
10. Proposed Plan for Falkirk East Neighbourhood (South Part). (P5-2-44)

E. A. SIMPSON
CITY CLERK
K. E. AVERY
DEPUTY CITY CLERK

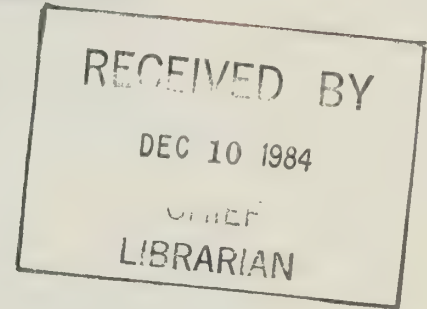


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THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK



1984 December 06

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1984 December 12
2:00 o'clock p.m.
Room 233, City Hall

John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:bg
cc.

- . Mr. L. Sage, Chief Administrative Officer
- . Mr. J. D. Thoms, Planning Commissioner
- . Mr. V. J. Abraham, Director of Local Planning
- . Mr. J. Zipay, Planning Department
- . Mr. J. R. G. Leach, Commissioner,
Regional Engineering Department (Attn: Mr. K. Brenner)
- . Mr. D. C. Freeman, City Architect & Co-ordinator, Lloyd D. Jackson Square
- . Mr. E. W. Kowalski, Director of Community Development
- . Mr. P. Kuppe, Building Commissioner (Attn: Ms. D. Miscione)
- . Mr. L. King, Deputy Building Commissioner
- . Mr. B. Allick, Assistant Director of Inspections, Building Department
- . Mr. P. Lampman, Chief Plan Examiner
- . Mr. D. W. Vyce, Director of Real Estate (Attn: Mr. M. Watson)
- . Mr. M. Main, Acting Traffic Commissioner (Attn: Mr. E. M. Gill)
- . Mr. D. Cole, Director of Economic Development

AGENDA

1. Minutes of the meeting held 1984 November 28
2. BUILDING DEPARTMENT
 - (a) Demolition Permits
 - (b) 23 Haddon Avenue - Mr. Popov - Alderman Paul Drage
NOTE: Extracts of the minutes of the meetings of the Planning and Development Committee held 1983 November 9 & 30 are attached for review.





THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

December 6, 1984

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in
Room 233, City Hall on Wednesday, December 12, 1984 at 3:00 p.m.

Secretary
Planning and Development Committee

AGENDA

1. Site Plan Control Application DA-84-54, Ontario Housing Corporation, owner, of property at No. 30 Sanford Avenue South; Gibson Neighbourhood.
2. Site Plan Control Application DA-84-65, Eveley Alignment and Spring Service, owner, of property at No. 2814 Barton Street East; Riverdale East Neighbourhood.
3. Zoning Application ZA-84-72, K.D.G. Development Corp. Limited, owner, of property located on the west side of Upper Ottawa Street and north of Stone Church Road East; Quinndale Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
4. Zoning Application ZA-84-74 and Subdivision Application SA-84-14, Robinson Homes Ltd., prospective owner, of property located on the west side of Upper Sherman Avenue between Jasmine Street and Limeridge Road East; Thorner Neighbourhood.
PUBLIC MEETING - 3:30 P.M.
5. Procedures for Over Counter Information Dissemination. (P5-4-23)
6. Housing Monitoring Report 1983. (P5-4-2-4)
7. Municipal Non-Profit Housing Study. 4:00 P.M.
8. Hamilton Official Plan Up-date. (P6)
9. Proposed Amendment No. 13 to the Hamilton-Wentworth Official Plan. (P7-3)

3. SHERATON HAMILTON HOTEL PROJECT
 - (a) Construction Progress Report No.16
 - (b) Project Summary Report
4. DOWNTOWN HAMILTON ACTION PLAN
 - (a) Second Priority Actions and cost comparison - brick pavers set in concrete vis a vis concrete pavers on a granular base
5. COMMUNITY DEVELOPMENT DEPARTMENT
 - (a) Termite Control Programme - joint report prepared by the Building and Community Development Departments
 - (b) 'Downtown Promenade' Business Improvement Area (B.I.A.) and proposed Budget and Schedule of Payments - 1985
6. REAL ESTATE DEPARTMENT
 - (a) Purchase of Lot 22, Plan M-227, Hampstead Drive, from Rocco A. Rosati
 - (b) Exchange of lands to clear up the encroachments on land to be sold to Victoria Park Community Homes at 17 Tecumseh
7. Resolution from the Regional Municipality of Hamilton-Wentworth re: Removal of buses from south side of King Street East
8. Slide presentation (approximately 2:30 p.m.) by Mr. David Godley, Planning Department - "Brighten Downtown Hamilton"
9. Correspondence - Mr. Doug Basham, 273 Stanley Avenue, requesting compensation from the City for costs incurred in providing accommodation for his cougar outside the City. See comments of Mr. P. M. Eker, Legal Department, attached.
10. INFORMATION ITEMS
 - (a) Ministry of Municipal Affairs and Housing - response to City of Hamilton Resolution re: Money spent by municipalities to make property safe be recoverable "as taxes" and not simply, "in a like manner as taxes"
 - (b) Financial Report of Current Estimates for the period ended 1984 October 31.



CITY HALL
HAMILTON, ONTARIO
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THE CORPORATION OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

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December 31, 1984

TO: THE CHAIRMAN AND MEMBERS OF THE
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in
Room 233, City Hall on Wednesday, January 9, 1985 at 3:00 p.m.

Secretary
Planning and Development Committee

AGENDA

1. Site Plan Control Application DA-84-61, J. N. Rosenblatt, owner, of property at No. 21 East Avenue South; Landsdale Neighbourhood.
2. Site Plan Control Application DA-84-64, Imperial-Belgal (1979) Limited, agent of owners, of properties at No. 27 Garden Crescent and No. 406 East 24th Street; Burkholme Neighbourhood.
3. Zoning Application ZA-84-77, C. Del Sordo, owner, of lands at the north-west corner of Rymal Road East and Nebo Road; Rymal Neighbourhood. PUBLIC MEETING - 3:15 P.M.
4. Condominium Application SA-84-11, "Ryerson Project", Miraletto Holdings Ltd., owner, of lands at the south-east corner of Duke Street and Queen Street South; Durand Neighbourhood.
5. Condominium Application SA-84-12, by Two Way Construction Ltd., owner, of lands at the north-east corner of Greenhill Avenue and Mount Albion Road; Red Hill Neighbourhood.
6. Application for extension of Draft Approval:
Rexford Heights Phase 2 - File No. SA-77-22
Rexford Gardens Phase 2 - File No. SA-77-21
Rexford Survey - File No. SA-77-23
Regent Court - File No. SA-79-05
Centre Mortgage Condominium - File No. SA-79-10
7. Application to delete a condition of Draft Approval, "Kimberly Estate Subdivision", SA-78-07, of lands on the west side of Kimberly Drive, south of the Kenilworth Access; Rosedale Neighbourhood.



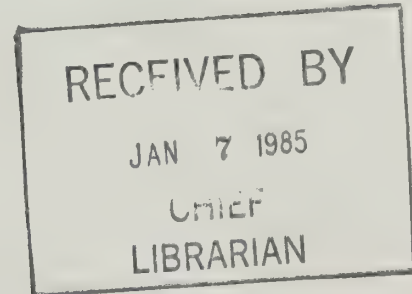
E. A. SIMPSON
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K. E. AVERY
DEPUTY CITY CLERK



THE CORPORATION OF THE CITY OF HAMILTON
OFFICE OF THE CITY CLERK

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1985 January 03



NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1985 January 09
12:00 o'clock noon
Room 233, City Hall

John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:bg

cc. Mr. L. Sage, Chief Administrative Officer
Mr. J. D. Thoms, Planning Commissioner
Mr. V. J. Abraham, Director of Local Planning
Mr. J. Zipay, Planning Department
Mr. J. R. G. Leach, Commissioner,
Regional Engineering Department (Attn: Mr. K. Brenner)
Mr. D. C. Freeman, City Architect and
Co-ordinator, Lloyd D. Jackson Square
Mr. E. W. Kowalski, Director of Community Development
Mr. P. Kuppe, Building Commissioner (Attn: Ms. D. Miscione)
Mr. L. King, Deputy Building Commissioner
Mr. P. Lampman, Chief Plan Examiner
Mr. B. Allick, Assistant Director of Inspections, Building Department
Mr. D. W. Vyce, Director of Real Estate (Attn: Mr. M. Watson)
Mr. M. Main, Acting Traffic Commissioner (Attn: Mr. E. M. Gill)
Mr. D. Cole, Director of Economic Development

PLEASE NOTE: A working lunch will be served at this meeting

A G E N D A - see over/

AGENDA

1. REVIEW OF 1985 CURRENT BUDGET ESTIMATES
 - (a) 12:00 o'clock noon - COMMUNITY DEVELOPMENT DEPARTMENT
 - (b) 12:30 o'clock p.m. - PLANNING AND DEVELOPMENT DEPARTMENT
 - (c) 1:30 o'clock p.m. - BUILDING DEPARTMENT
2. 3:00 o'clock p.m. - SEE PLANNING DEPARTMENT AGENDA
3. Adoption of Minutes of meetings held 1984 December 11, 12 and 13
4. BUILDING DEPARTMENT
 - (a) Demolition Permits
5. SHERATON HAMILTON HOTEL
 - (a) Estoppel Certificates
6. REAL ESTATE DEPARTMENT
 - (a) Sale of Lot 13, Plan M-227 to Vincent Paladino and Frank Fontana
7. COMMUNITY DEVELOPMENT DEPARTMENT
 - (a) Concession Street Business Improvement Area and Proposed Budget and Schedule of Payments 1985
 - (b) Ontario Home Renewal and Hamilton Rehabilitation Programmes - applications
 - (c) Hamilton Rehabilitation Programme - approved loan amounts -
PRIVATE AND CONFIDENTIAL
8. INFORMATION ITEMS
 - (a) Downtown Hamilton Action Plan Phase I - Statement of Expenditures
9. 3:30 o'clock p.m. (approx.) - CONTINUATION OF BUDGET REVIEW
 - (a) Building Department
 - (b) Committee of Adjustment



CITY HALL
HAMILTON, ONTARIO
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THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

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N O T I C E

PUBLIC MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE

DATE: Wednesday, January 16, 1985

TIME: 7:30 p.m.

PLACE: Room #233, City Hall

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to consider plans for the future development of land in the Falkirk East Neighbourhood (South Part).

Once the Plan is adopted by Council, it will provide a framework for land use decisions.

The Plan to be presented is shown on the reverse of this sheet. The Plan and Background Report are available for public viewing at the Planning and Development Department, 7th Floor, City Hall, between 9:00 a.m. and 5:00 p.m., Monday to Friday.

All affected property owners, residents, and other interested persons are invited to attend this meeting.

For inquiries, call Mr. G. Groppler at 526-4146.

J. D. Thompson
Secretary
Planning and Development
Committee

8. Hamilton Official Plan Up-date (Proposed Amendment No. 26).
PUBLIC MEETING - 4:00 P.M.
9. Guidelines for Wetlands Management in Ontario. (P5-7-4)
10. Setbacks - Pottruff Road North. (P5-2-85)

AGENDA - 7:30 P.M.

1. Zoning Application ZA-84-80, A. Tuite, P. and J. Zourntos and Hatzoglou, prospective owners, of lands at the south-west corner of Rymal Road East and Ryckman Street; Allison Neighbourhood.

PUBLIC MEETING - 7:30 P.M.

2. Zoning Application ZA-84-76, G. and F. Seymour, owners, of property at No. 182 Cannon Street West; Central Neighbourhood.

PUBLIC MEETING - 7:45 P.M.

3. Site Plan Control Application DA-84-60, Mount Forest Investments Ltd., owner, of properties at Nos. 194, 200, 206, 208, 212 and 214 Forest Avenue and No. 88 Aurora Street; Corktown Neighbourhood.

PUBLIC MEETING - 8:00 P.M.



E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

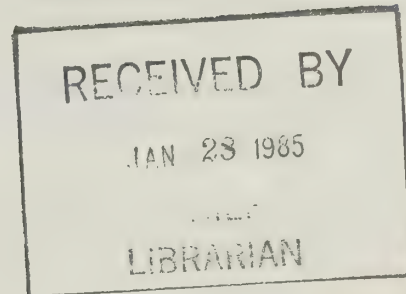
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1985 January 25

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1985 January 30
1:00 o'clock p.m.
Room 233, City Hall



PLEASE NOTE THAT COMMITTEE
WILL MEET ONE HOUR EARLIER

John D. Thompson
John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:bg

- cc. Mr. L. Sage, Chief Administrative Officer
Mr. J. D. Thoms, Planning Commissioner
Mr. V. J. Abraham, Director of Local Planning
Mr. J. Zipay, Planning Department
Mr. J. R. G. Leach, Commissioner,
Regional Engineering Department (Attn: Mr. K. Brenner)
Mr. D. C. Freeman, City Architect and
Co-ordinator, Lloyd D. Jackson Square
Mr. E. W. Kowalski, Director of Community Development
Mr. P. Kuppe, Building Commissioner (Attn: Ms. D. Miscione)
Mr. L. King, Deputy Building Commissioner
Mr. P. Lampman, Chief Plan Examiner
Mr. B. Allick, Assistant Director of Inspections, Building Department
Mr. D. W. Vyce, Director of Real Estate (Attn: Mr. M. Watson)
Mr. M. Main, Acting Traffic Commissioner (Attn: Mr. E. M. Gill)
Mr. D. Cole, Director of Economic Development

A G E N D A - see over/

AGENDA

1. Adoption of the minutes of the meetings held 1985 January 08 and 09.
2. Mr. Doug Basham, 273 Stanley Avenue, requesting compensation from the City for costs in providing accommodation for "Cougar" - see comments of Mr. P. M. Eker
3. Proposed Termite Programme - see CONFIDENTIAL REPORT - Community Development
4. Hamilton Region Conservation Authority - Beach Strip Project
5. Joint presentation by Mayor Morrow and Alderman McCulloch re: Downtown Housing (no copy)
6. 2:15 o'clock p.m. - Delegation - Pottruff Road Area - Termite Programme
7. Review of funding level for 1985 Budget Estimates
8. CITY ARCHITECT AND CO-ORDINATOR, LLOYD D. JACKSON SQUARE
 - (a) Capital Budget submission for Pedestrian Bridge #2
 - (b) Sheraton Hotel Project
 - (i) Construction Progress Report #17
 - (ii) Project Summary Report
9. BUILDING DEPARTMENT
 - (a) Demolition By-law for 255 MacNab Street North
 - (b) Demolition Permits
10. CITY SOLICITOR'S DEPARTMENT

Expropriation By-law for No.65 Fullerton Avenue

11. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Designated Property Grant Programme - 150 Queen Street South

12. DOWNTOWN HAMILTON ACTION PLAN CO-ORDINATING COMMITTEE

- (a) Invoices for services rendered - Du Toit Associates Ltd.
- (b) Banner Programme
 - (i) Terms of Reference for competition
 - (ii) Ongoing Maintenance/Replacement
- (c) Third Priority Actions; and Ministry of Municipal Affairs and Housing, Commercial Area Improvement Programme
- (d) Second Priority Actions and Appointment of Consultants

13. REAL ESTATE DEPARTMENT

- (a) Offer to Purchase from Ecolotech Coating Ltd. - CONFIDENTIAL

14. INFORMATION ITEMS

- (a) Policy and Procedures with respect to the sale of municipally owned lands - CONFIDENTIAL
- (b) Downtown Action Plan - Phase I - Statement of Expenditures
- (c) City Solicitor - Lakeview Letter of Credit Documentation



CITY HALL
HAMILTON, ONTARIO
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THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

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February 6, 1985

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room 233,
City Hall on Wednesday, February 13, 1985 at 3:00 p.m.

Secretary
Planning and Development Committee

AGENDA

1. Site Plan Control Application DA-84-57, Suncor Inc., owner, of property at the south-east corner of Upper Ottawa Street and Larch Street; Lisgar Neighbourhood.
- REPORT TO FOLLOW 2. Zoning Application ZA-84-83, Raj Hansraj, prospective owner, of property located on the east side of James Street North between Burlington and Wood Streets East; North End East Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
3. Zoning Application ZA-84-84, Les Nagy, owner, of property located at No. 1590 Upper Ottawa Street; Templemead Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
4. Zoning Application ZA-85-01, G. and C. Battaglia, owners, of property located at No. 643 Rymal Road West; Carpenter Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
5. City Initiative CI-85-A, Modification to the "CR" (Commercial-Residential) District Regulations of Zoning By-law No. 6593.
PUBLIC MEETING - 3:15 P.M.
6. Upper James - South Mountain Area Study Phase II. (P5-4-30)

7. Reports from C.A.P.I.C. - Alderman Charlton
 - a) Review and Update of the Central Area Plan. (P5-4-7-9)
 - b) Removal of Buses from Gore Park. (P5-4-7-9)
8. Residential Enclaves - Acquisition. (P5-2-69)
9. Proposed Amendment No. 14 to the Hamilton-Wentworth Official Plan.(P7-3)
10. Cities and Energy Conference, March 5 - 8, 1985
Vancouver, British Columbia.
11. City of Hamilton Municipal Non-Profit Housing.
INFORMATION REPORT

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
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THE CORPORATION OF THE CITY OF HAMILTON

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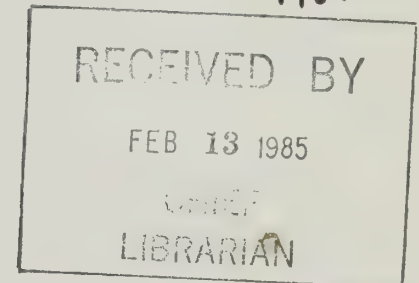
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1985 February 07

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1985 February 13
2:00 o'clock p.m.
Room 233, City Hall



John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:bg

- cc. Mr. L. Sage, Chief Administrative Officer
Mr. J. D. Thoms, Planning Commissioner
Mr. V. J. Abraham, Director of Local Planning
Mr. J. Zipay, Planning Department
Mr. J. R. G. Leach, Commissioner,
Regional Engineering Department (Attn: Mr. K. Brenner)
Mr. D. C. Freeman, City Architect and
Co-ordinator, Lloyd D. Jackson Square
Mr. E. W. Kowalski, Director of Community Development
Mr. P. Kuppe, Building Commissioner (Attn: Ms. D. Miscione)
Mr. L. King, Deputy Building Commissioner
Mr. P. Lampman, Chief Plan Examiner
Mr. B. Allick, Assistant Director of Inspections, Building Department
Mr. D. W. Vyce, Director of Real Estate (Attn: Mr. M. Watson)
Mr. M. Main, Acting Traffic Commissioner (Attn: Mr. E. M. Gill)
Mr. D. Cole, Director of Economic Development

A G E N D A

1. BUILDING DEPARTMENT

- (a) Demolition Permits
- (b) By-law to Authorize the removal of an Unused, Damaged Passenger Vehicle from the property at No.3 Garrow Drive
- (c) By-law to Authorize Demolition and Clearing of Buildings, Structures, Debris or Refuse at No.446 Concession Street

2. REAL ESTATE DEPARTMENT

- (a) Aquila Place, Proposed Plan of Subdivision - Part of Sirente Drive, Road Allowance

3. Cash payment in lieu of 5% Parkland Dedication - Pheasant Place, Hamilton

4. CITY SOLICITOR'S DEPARTMENT

- (a) Barnett Expropriation - 10, 14 and 14 1/2 Market Street

5. 4:00 o'clock p.m.

Delegation - St. Clair Heritage District Canada Works Application



THE CORPORATION OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

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N O T I C E

PUBLIC MEETING
OF THE
PLANNING AND DEVELOPMENT COMMITTEE

DATE: Wednesday, February 20, 1985
TIME: 7:30 p.m.
PLACE: Room #233, City Hall

to review land use designations for properties shown in sites 1, 2, and 3 along Upper Wentworth Street, between Mohawk and Limeridge Roads.

The attached plan shows the current designations for the Bruleville and Thorner Neighbourhoods. It also shows the three sites in question. The proposed Department recommendation to be discussed is:

"That designations for the current Bruleville and Thorner Neighbourhood Plans on Upper Wentworth Street, between Mohawk and Limeridge Roads, remain unchanged.

However, if Council deems it desirable to allow additional commercial uses along Upper Wentworth, the following policy should be included in the Bruleville and Thorner Neighbourhood Plans:

For every dwelling unit deleted from the current medium density apartments - 100 dwelling units/Ha (40 units/acre) designation, ten square metres of retail commercial floor area can be substituted.

That restaurants not be permitted along Upper Wentworth.

That Site Plan Control be applied to the subject lands."

2.

This is an information meeting. Written submissions will be requested and later reviewed by the Planning and Development Committee.

Possible alternative land use layouts are available for public review at the Planning and Development Department, 7th Floor, City Hall, between 9:00 a.m. and 5:00 p.m., Monday to Friday.

For inquiries, call
Mr. G. Groppler at
526-4146

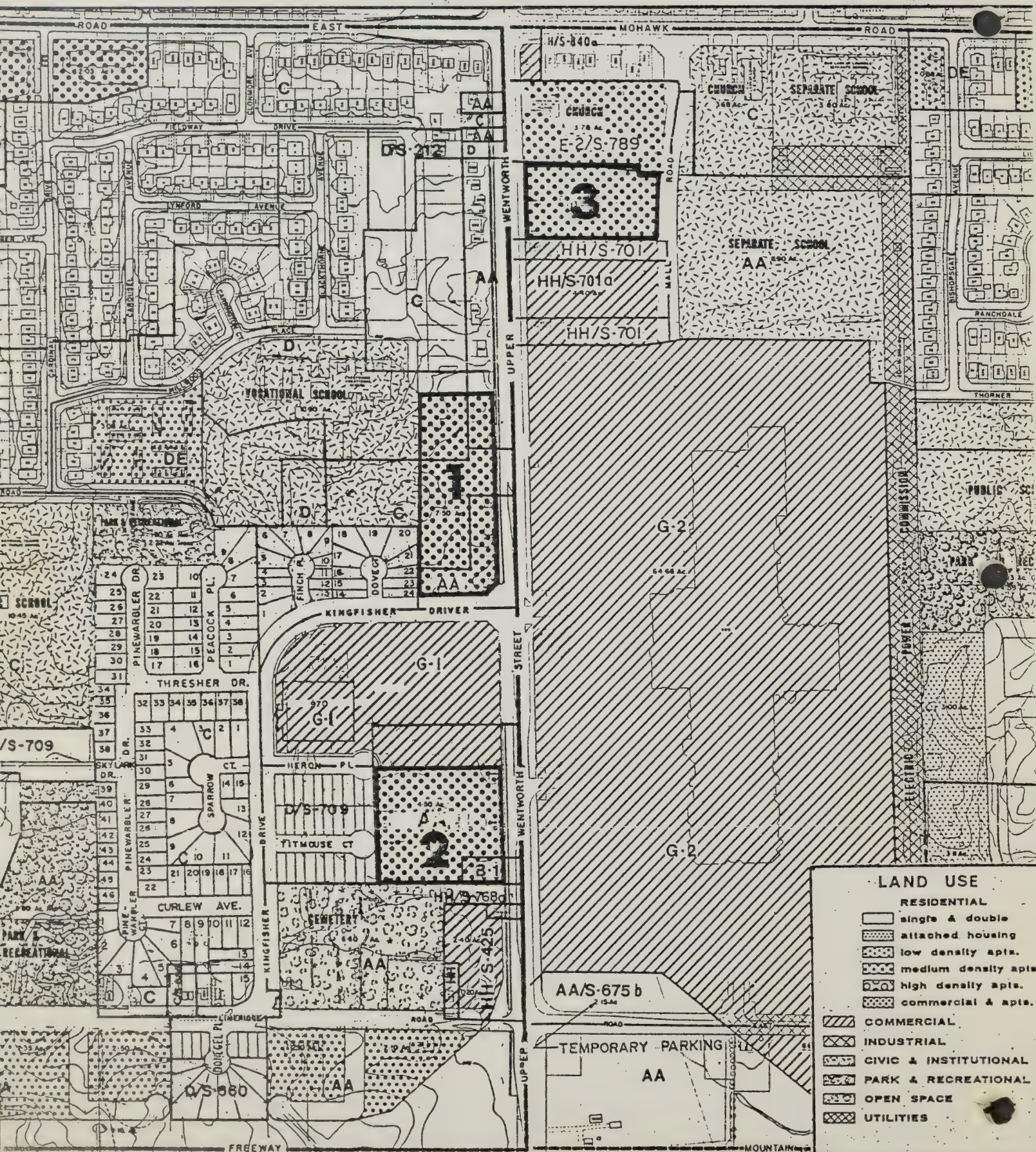
J. D. Thompson
Secretary
Planning and Development
Committee



REVIEW OF LAND USES ON UPPER WENTWORTH STREET

SUBJECT SITES

SCALE: 1:5,000



BRULEVILLE NEIGHBOURHOOD PLAN

ADOPTED BY COUNCIL

MARCH 28, 1978

THORNER NEIGHBOURHOOD PLAN

ADOPTED BY COUNCIL

FEBRUARY 24, 1970



E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK

2nd floor
CA4 ON HBL AOS

CSIP4

1985
CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1985 February 21

NOTICE OF MEETING

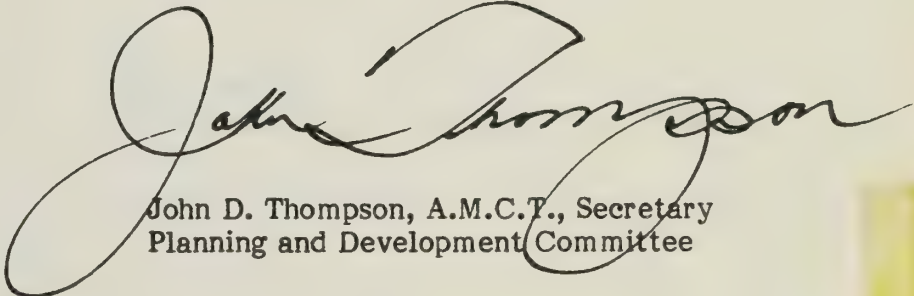
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CHIEF
LIBRARIAN

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1985 February 27
2:00 o'clock p.m.
Room 233, City Hall



John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:bg

cc. Mr. L. Sage, Chief Administrative Officer
Mr. J. D. Thoms, Planning Commissioner
Mr. V. J. Abraham, Director of Local Planning
Mr. J. Zipay, Planning Department
Mr. J. R. G. Leach, Commissioner,
Regional Engineering Department (Attn: Mr. K. Brenner)
Mr. D. C. Freeman, City Architect and
Co-ordinator, Lloyd D. Jackson Square
Mr. E. W. Kowalski, Director of Community Development
Mr. P. Kuppe, Building Commissioner (Attn: Ms. D. Miscione)
Mr. L. King, Deputy Building Commissioner
Mr. P. Lampman, Chief Plan Examiner
Mr. B. Allick, Assistant Director of Inspections, Building Department
Mr. D. W. Vyce, Director of Real Estate (Attn: Mr. M. Watson)
Mr. M. Main, Acting Traffic Commissioner (Attn: Mr. E. M. Gill)
Mr. D. Cole, Director of Economic Development

AGENDA

see next page

**THE CORPORATION OF THE CITY OF HAMILTON**

PLANNING AND DEVELOPMENT COMMITTEE

February 22, 1985

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held
in Room #233, City Hall on Wednesday, February 27, 1985 at
3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

A G E N D A

1. Site Plan Control Application DA-85-02, Valeri Construction Ltd., owner of lands on the south side of Limeridge Road West at Kendale Court; Rolston Neighbourhood.
2. Site Plan Control Application DA-85-05, Dofasco Inc., owner of lands at the south-east corner of Ottawa Street North and Beach Road; Industrial Section "E".
3. a) Site Plan Control Application DA-85-06, C. Del Sordo, owner of lands at the north-west corner of Rymal Road East and Nebo Road; Rymal Neighbourhood.
b) Addendum to ZA-84-77, C. Del Sordo, owner of lands at the north-west corner of Rymal Road East and Nebo Road; Rymal Neighbourhood.
4. Site Plan Control Application DA-84-62, Seventeen Robinson Street Limited, owner of Nos. 200 - 206 James Street South; Durand Neighbourhood.
5. Zoning Application ZA-85-02, R. Graham and L. Hubber, owners of lands at the south-west corner of Rymal Road East and Nebo Road; Broughton East Neighbourhood.

REPORT
TO
FOLLOW

Public Meeting - 3:15 p.m.

3.

AGENDA 7:30 P.M.

1. Falkirk East Neighbourhood Plan Review (P5-2-44).

Public Meeting - 7:30 p.m.



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

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1985

NOTICE

PUBLIC MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE

DATE: Wednesday, February 27, 1985

TIME: 3:30 p.m.

PLACE: Room #233, City Hall

to consider extension of the proposed cul-de-sac location on Eleanor Avenue in the Eleanor Neighbourhood. This allows for additional houses to be built south of Dalgaren Street.

Attached are the approved plan for the Eleanor Neighbourhood and a map showing the extension of the proposed cul-de-sac suggested by the property owner of 107 Eleanor Avenue.

For further information,
please contact
Gerry Groppler
Planning and Development
Department
526-4146

J. D. Thompson
Secretary
Planning and Development
Committee

DULGAREN

STREET

AA

C

AVENUE

ELEANOR

106

107

112

115

120

128

136

135

144

152

153

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170

Legend



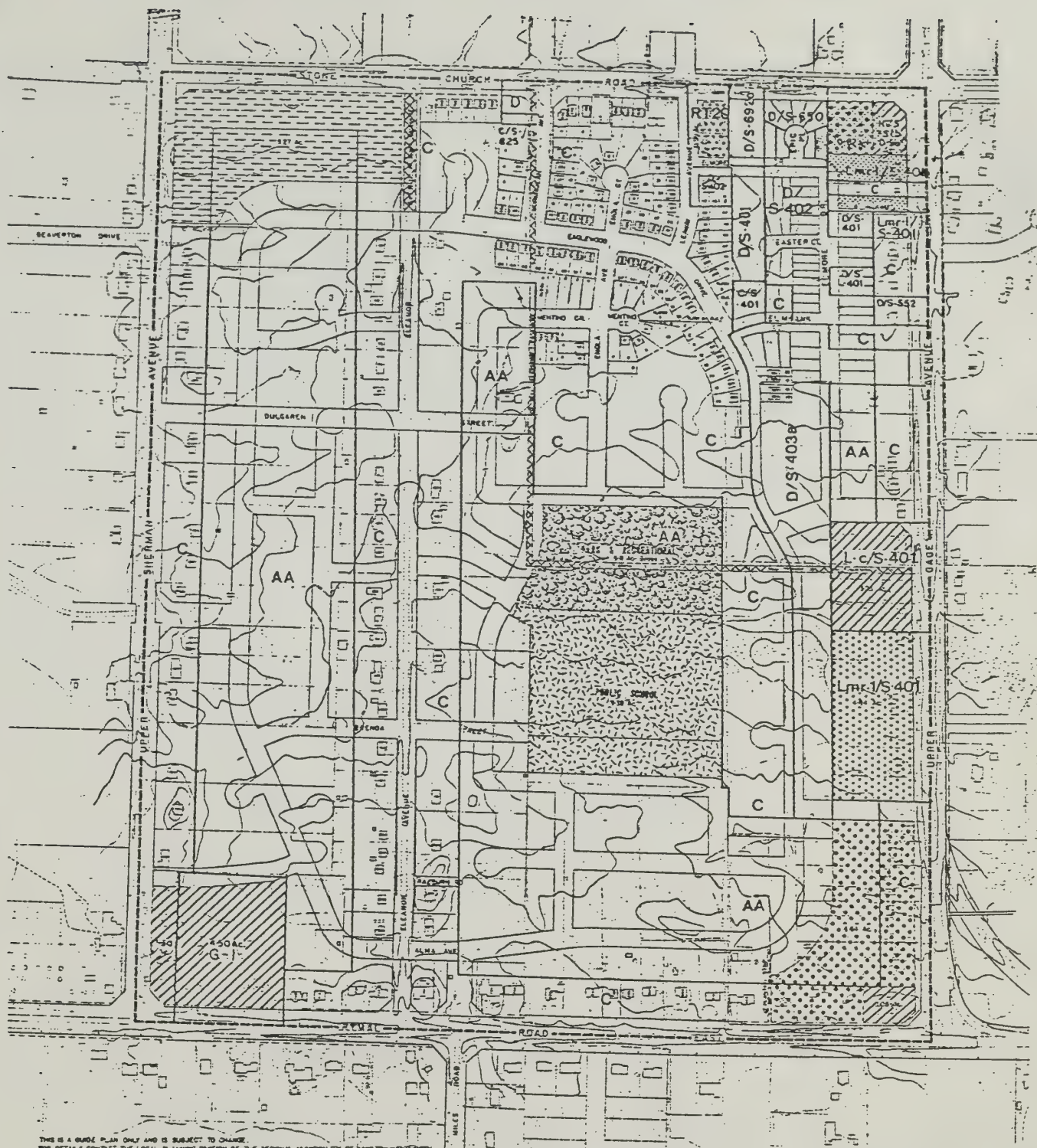
RELOC. PROPOSED CUL-DE-SAC



PROPOSED CUL-DE-SAC

Scale: 1" = 100'









THIS IS A GUIDE PLAN ONLY AND IS SUBJECT TO CHANGE.
FOR DETAILS CONTACT THE LOCAL PLANNING DIVISION OF THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH.


LAND USE

RESIDENTIAL


-  single & double
-  attached housing
-  low density apts.
-  medium density apts.




 COMMERCIAL

 CIVIC & INSTITUTIONAL

 PARK & RECREATIONAL

 UTILITIES

 MULTICENTRE

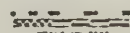
-  Neighbourhood Boundary
-  Zoning Boundary
-  Staging of Development Boundary

Approvals
Planning Bd. MAY 1978 Council MAY 1978
Revisions

REV. NO.	DATE	BY	REVISIONS
MC 12, BM	MAY 3, 1978		
	JULY 7, 1978		

CITY OF HAMILTON
PLANNING DEPARTMENT

ELEANOR
APPROVED PLAN



2nd floor

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

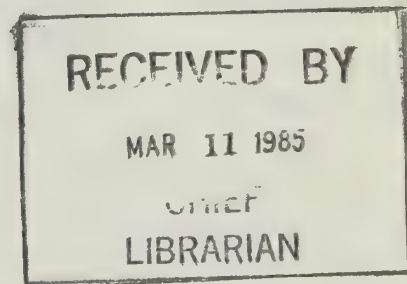
THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

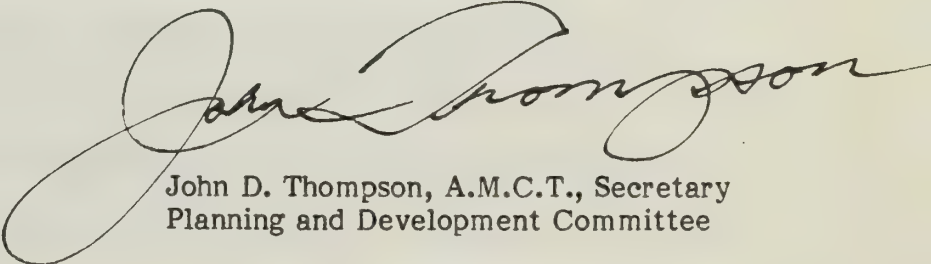
1985 March 07

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE



Wednesday, 1985 March 13
1:00 o'clock p.m. - TOUR
2:00 o'clock p.m. - MEETING
Room 233, City Hall


John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:bg

- cc. Mr. L. Sage, Chief Administrative Officer
Mr. J. D. Thoms, Planning Commissioner
Mr. V. J. Abraham, Director of Local Planning
Mr. J. Zipay, Planning Department
Mr. J. R. G. Leach, Commissioner,
Regional Engineering Department (Attn: Mr. K. Brenner)
Mr. D. C. Freeman, City Architect and
Co-ordinator, Lloyd D. Jackson Square
Mr. E. W. Kowalski, Director of Community Development
Mr. P. Kuppe, Building Commissioner (Attn: Ms. D. Miscione)
Mr. L. King, Deputy Building Commissioner
Mr. P. Lampman, Chief Plan Examiner
Mr. B. Allick, Assistant Director of Inspections, Building Department
Mr. D. W. Vyce, Director of Real Estate (Attn: Mr. M. Watson)
Mr. M. Main, Acting Traffic Commissioner (Attn: Mr. E. M. Gill)
Mr. D. Cole, Director of Economic Development

Planning and Development Committee

Meeting 1985 March 13

A G E N D A

1:00 o'clock p.m. Tour of the Sheraton Hamilton Hotel Project - Members are requested to assemble in the Second Floor Foyer, City Hall.

2:00 o'clock p.m. Return to City Hall for Regular Meeting.

1. Minutes of meetings held 1985 February 13, 26 and 27.
2. Report from Trow Limited re: Transit Mall Inter-locking pavement, south leg of King Street East between James and Hughson Streets -
PRIVATE AND CONFIDENTIAL
3. REAL ESTATE DEPARTMENT
 - (a) Sale of property at No.340 Beach Road
4. COMMUNITY DEVELOPMENT DEPARTMENT
 - (a) Budget Reduction - Steps to Successful Rehabilitation
5. Request from LACAC re: Current Status on Downtown Buildings.
6. Report from Mr. D. C. Freeman re: Municipal Non-Profit Housing.
7. Letter from Alderman B. Hinkley relating to demolition of 464-466 Barton Street
8. INFORMATION ITEMS
 - (a) Capital Budget Committee - Proposed Action re: The Downtown Hamilton Action Plan, Phase 3.
 - (b) Report from the Finance Committee re: 1985 Expenditure Estimates.
 - (c) Mr. D. C. Freeman - Progress Report on Municipal Non-Profit Housing.
 - (d) Downtown Hamilton Action Plan, Phase 1 - Statement of Expenditures.
 - (e) Letter from Mr. R. N. Allen, President, Durand Neighbourhood Association, re: The Carnegie Library.



2 and 2/27

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

March 5, 1985

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in
Room #233, City Hall on Wednesday, March 13, 1985 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

A G E N D A - 3:00 P.M.

1. Site Plan Control Application DA-84-56, Ontario Hydro, owner, of
lands at No. 15 Elgin Street; Beasley Neighbourhood.
2. Zoning Application ZA-85-05, Otto Dobisek, President of La Boheme
Cellar Inc., owner, of lands located at No. 14 Aikman Avenue;
Gibson Neighbourhood.
PUBLIC MEETING - 3:15 P.M.
3. City Initiative 85-B - Text Amendment to Section 7, the "A"
(Conservation, Open Space, Park and Recreation) District regulations.
PUBLIC MEETING - 3:15 P.M.
4. Proposed Amendment No. 12 to the Hamilton-Wentworth Official Plan. (P7-3)
5. Proposed Bicycle Route System. (P5-6-2-8)
6. Proposed Ministerial Modification to Official Plan Amendment No. 7. (P6-2-7)
7. Central Neighbourhood Plan Amendment. (P5-2-21)

A G E N D A - 7:30 P.M.

1. Zoning Application ZA-85-06, 464321 Ontario Inc., owner, of lands located at No. 14 Tisdale Street North; Landsdale Neighbourhood.
PUBLIC MEETING - 7:45 P.M.
2. Zoning Application ZA-85-07, Royal Oak Dairy, A Division of Ault Foods Limited, owner, of lands located on the west side of East Avenue North, north of Robert Street; Landsdale Neighbourhood.
PUBLIC MEETING - 8:00 P.M.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

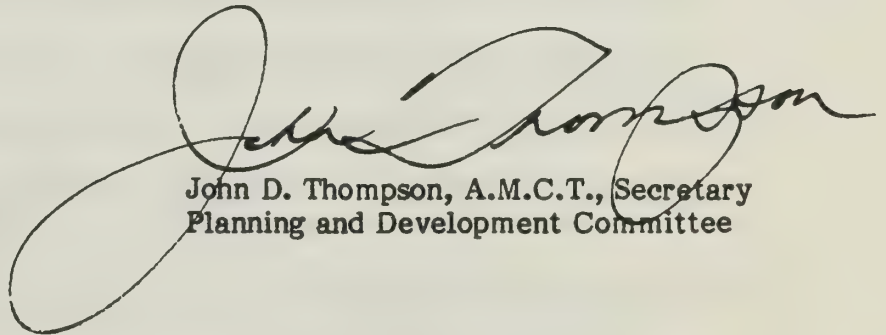
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1985 April 03

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1985 April 10
2:00 o'clock p.m.
Room 233, City Hall



John D. Thompson, A.M.C.T., Secretary
Planning and Development Committee

JDT:bg

- cc. Mr. L. Sage, Chief Administrative Officer
Mr. J. D. Thoms, Planning Commissioner
Mr. V. J. Abraham, Director of Local Planning
Mr. J. Zipay, Planning Department
Mr. J. R. G. Leach, Commissioner,
Regional Engineering Department (Attn: Mr. K. Brenner)
Mr. D. C. Freeman, City Architect and
Co-ordinator, Lloyd D. Jackson Square
Mr. E. W. Kowalski, Director of Community Development
Mr. P. Kuppe, Building Commissioner (Attn: Ms. D. Miscione)
Mr. L. King, Deputy Building Commissioner
Mr. P. Lampman, Chief Plan Examiner
Mr. B. Allick, Assistant Director of Inspections, Building Department
Mr. D. W. Vyce, Director of Real Estate (Attn: Mr. M. Watson)
Mr. M. Main, Acting Traffic Commissioner (Attn: Mr. E. M. Gill)
Mr. D. Cole, Director of Economic Development

AGENDA

over/

Planning and Development Committee

Meeting 1985 April 10

A G E N D A

1. BUILDING DEPARTMENT

- (a) Revised Building Code By-law
- (b) Demolition Permits

2. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Ontario Home Renewal Programme - Applications
- (b) Grants for the Handicapped - 58 Head Street
- (c) Ontario Home Renewal Programme and Hamilton Rehabilitation Programme -
Amounts of Grants/Loans approved (PRIVATE AND CONFIDENTIAL)

3. DIRECTOR OF PURCHASING

Purchase of pole extensions for Downtown Banner Programme

4. DIRECTOR OF REAL ESTATE

- (a) Sale of Parts 1 and 2 on Plan 62R-6932 Keefer Court to 596231 Ontario
Limited
- (b) Alpha Enclave - Purchase of properties by City:
392, 394, 398, 400 and 406 Birch Avenue

5. COMMISSIONER OF ENGINEERING

Trenholme Survey - Cash Payment in lieu of 5% Parkland Dedication

6. Metropolitan Toronto Housing Co. Ltd. - 1985 Ontario Municipal Non-Profit Housing Conference

7. Recommendation of Transport and Environment Committee re: Removal of buses from south side of King Street East

8. INFORMATION ITEMS

- (a) Mr. L. Sage, Chief Administrative Officer - Chinatown in Hamilton



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

April 1, 1985

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meetings of the Planning and Development Committee will be held in Room 233, City Hall on Wednesday, April 10, 1985 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

REPORT
TO FOLLOW

1. Site Plan Control Application DA-85-04, Rycott Wholesale Foods Ltd, owner of lands at No. 504 Kenora Avenue; Nashdale Neighbourhood.
2. Site Plan Control Application DA-85-10, Mr. Carmen Mancini, owner of lands at No. 598 Stone Church Road West; Gilkson Neighbourhood.
3. Site Plan Control Application DA-85-12, Miraletto Holdings Ltd., owner of lands at No. 197 Duke Street; Durand Neighbourhood.
4. Request by Mr. R. Stanbee, owner of lands at No. 16 Elena Court; Gurnett Neighbourhood. (#4348)
5. Zoning Application ZA-84-84 and Site Plan Control Application DA-85-19, T. Nagy, owner of lands at No. 1590 Upper Ottawa Street; Templemead Neighbourhood.
6. Zoning Application ZA-83-71, Berksin Property Developments Ltd., owner of lands located in the area south of Rymal Road West and west of the extension of Garth Street; Carpenter Neighbourhood.
7. Zoning Application ZA-85-11, 603104 Ontario Inc., lessee of property located at No. 430 York Boulevard; Strathcona Neighbourhood.

PUBLIC MEETING - 3:15 P.M.

8. Zoning Application ZA-85-14, Rellabar Investments Limited, owner of lands at the south-east corner of Stone Church Road West and Upper Paradise Road; Falkirk East Neighbourhood.

PUBLIC MEETING - 3:15 P.M.

9. Zoning Application ZA-84-78, 491719 Ontario Ltd., owner of property located at No. 1545 Upper James Street; Ryckmans Neighbourhood.
10. Subdivision Application SA-84-16, Ontario Land Corporation, owner of property located south of the proposed Mountain Freeway and west of Upper Sherman Avenue; Rushdale Neighbourhood.
11. Proposed Amendment No. 223 to the Official Plan of the Hamilton-Wentworth Planning Area - City of Stoney Creek. (P7-3-4)
12. Proposed Amendment No. 15 to the Hamilton-Wentworth Official Plan. (P7-3)

AGENDA - 7:30 P.M.

1. Zoning Application ZA-85-04, Shiela M. Gray, owner of lands located at the rear of No. 63 Fullerton Avenue; Gibson Neighbourhood.
PUBLIC MEETING - 7:30 P.M.
2. Zoning Application ZA-85-12, Slobodan Kostic, owner of lands located at No. 718 Stone Church Road East; Eleanor Neighbourhood.
PUBLIC MEETING - 7:45 P.M.
3. Zoning Application ZA-85-13, Union Gas Co., owner of lands located at the south-west corner of Mohawk Road West and Upper Horning Road; Fessenden Neighbourhood.
PUBLIC MEETING - 8:00 P.M.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



2nd floor
Mrs. J. McAnanama - Chief A
Librarian - Ham. Public Lib'y.

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

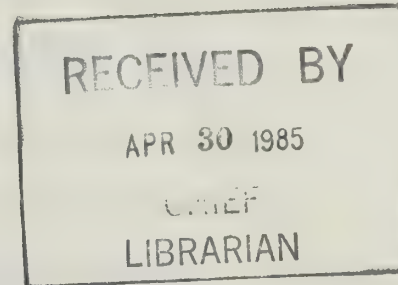
THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1985 April 15

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE



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1985

Please
note earlier
time

Wednesday, 1985 May 01
1:00 o'clock p.m.
Room 233, City Hall

John D. Thompson, Secretary
Planning and Development Committee

JDT:bg

AGENDA

1:00 o'clock p.m. Private and Confidential Matter

1. Minutes of meetings held 1985 March 27 and April 10
2. BUILDING DEPARTMENT
 - (a) Demolition permits
3. SHERATON HOTEL PROJECT
 - (a) Progress Claim No.12
 - (b) Construction Progress Report No.20
 - (c) Project Summary Report
 - (d) Extension for Completion Date

Planning and Development Committee Agenda cont.

4. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) 485 John Street North - North End Site Office
- (b) Provincial Grant - Building Action Administration Fund
- (c) Community Heritage Fund Programme
- (d) Downtown Hamilton Action Plan - Phase II - Competition for Design of Fabric Banners
- (e) Downtown Hamilton Action Plan - Phase III - Implementation Measures; and, Financing of Same
- (f) Downtown Hamilton Action Plan - Phase III - Gateway Treatments; Retention of Consultants

5. REAL ESTATE DEPARTMENT

- (a) Alpha Enclave - Purchases by City -
 - (i) 396 Birch Avenue
 - (ii) 408 Birch Avenue
- (b) Moving allowance - A. & L. Tremblay - 400 Birch Avenue
- (c) Leasing of land at 537 Wellington Street North

6. COMMISSIONER OF ENGINEERING

- (a) Cash payment in lieu of 5% Parkland Dedication:
 - (i) Regent Court
 - (ii) Paradise Acres - Phase I

7. Consideration of augmenting composition of the existing membership of the Committee of Adjustment with additional members who are members of City Council - NO COPY

8. INFORMATION ITEMS

- (a) Transport and Environment Committee - Strawberry Hill Subdivision
- (b) Statement of Expenditures - Downtown Action Plan, Phase I

**THE CORPORATION OF THE CITY OF HAMILTON**

PLANNING AND DEVELOPMENT COMMITTEE

April 23, 1985

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room 233,
City Hall on Wednesday, May 1, 1985 at 3:00 p.m.

Secretary
Planning and Development committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA-84-34, Imperial Oil Limited, owner, of property at No. 651 Queenston Road; Kentley Neighbourhood.
2. Site Plan Control Application DA-85-14, Parkway Associates c/o Jordan and Geisel Management Ltd., Lessee, of property at Barton Street and Centennial Parkway; Riverdale West Neighbourhood.
3. Site Plan Control Application DA-85-15, A. Charkot, prospective owner, of part of property at No. 1139 Stone Church Road East; Trenholme Neighbourhood.
4. Site Plan Control Application DA-85-18, Volkswagen Canada, lessee, of property at No. 1151 Upper James Street; Jerome Neighbourhood.
5. Zoning Application ZA-84-84 and Site Plan Control Application DA-85-19, J. and L. Nagy, owners, of property at No. 1590 Upper Ottawa Street; Templemead Neighbourhood.
6. Zoning Application ZA-85-16, S. Fletcher, owner, of No. 90 Dartnall Road; North Hannon Neighbourhood
Public Meeting - 3:00 p.m.
7. Zoning Application ZA-85-17, C.R. Almas and H.A. Almas, owners of lands on the West side of Upper Horning Road at Amalfi Street, Gurnett Neighbourhood.
Public Meeting - 3:00 p.m.

8. Zoning Application ZA-85-18, Bromley Developments Ltd., owner, of properties at Nos. 14 to 38 Brucedale Avenue East; Centremount Neighbourhood.
Public Meeting - 3:00 p.m.
9. Zoning Application ZA-84-45 and subdivision application SA-83-10, 100 Main Street East Ltd., owner of lands on the north side of Rymal road West between Upper Paradise Road and Garth Street; Falkirk East Neighbourhood.
Public Meeting: 3:15 p.m.
10. Zoning Application ZA-84-85, Ontario Land Corporation, owner of lands in the area south of the proposed mountain freeway and west of Upper Sherman Ave.; Rushdale Neighbourhood.
Public Meeting: 3:15 p.m.
11. Zoning Application ZA-85-15, W. Matesa, owner, of property at the south-east corner of Barton Street East and Varga Drive; Riverdale East Neighbourhood.
Public Meeting: 3:15 p.m.
12. Zoning Application ZA-84-02, McNally Bros. Limited, owner, of lands on the south side of Montmorency Drive; Redhill Neighbourhood.
13. Proposed Amendment No. 17 to the Hamilton-Wentworth Official Plan (File No. P7-3).
14. Applications for extension of Draft Approvals for the following subdivisions:

Trenholme Survey (File No. SA-80-04)
Butler No. 1 (File No. SA-76-29).
15. Central Area Plan Implementation Committee (File P5-4-7-9).
New Member

2nd floor

CITY HALL
HAMILTON, ONTARIO
L8N 3T4



E. A. SIMPSON
CITY CLERK
K. E. AVERY
DEPUTY CITY CLERK

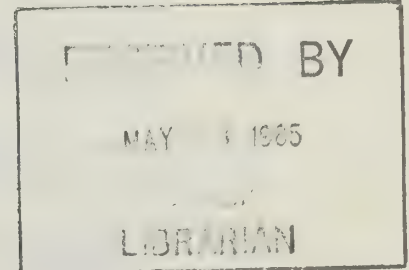
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OFFICE OF THE CITY CLERK

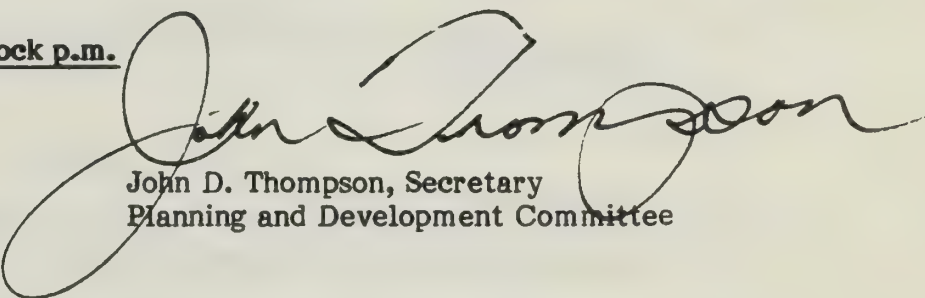
1985 May 10

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE



Wednesday, 1985 May 15
2:00 o'clock p.m. and 7:30 o'clock p.m.
Room 233, City Hall


John D. Thompson, Secretary
Planning and Development Committee

JDT:mjw

A G E N D A

1. MINUTES OF SPECIAL MEETINGS HELD APRIL 16, 17 AND 30TH
2. BUILDING DEPARTMENT
 - (a) Demolition permits
3. CITY ARCHITECT
 - (a) Birk's Clock
4. COMMUNITY DEVELOPMENT DEPARTMENT
 - (a) Downtown Hamilton Action Plan - Phase II: Final Contract Drawings, Moorehead Fleming Corban and McCarthy
 - (b) Downtown Hamilton Action Plan, Phase III Implementation Measures and Application to the O.M.B. for Approval of Financing - Report to Follow
 - (c) Ministry of Municipal Affairs and Housing, Commercial Area Improvement Programme and Allocation to City of Hamilton - Downtown Hamilton Action Plan - Phase III

- (d) Business Improvement Area (B.I.A.) - James Street North: Request for Designation
- (e) Convert-to-Rent Programme - Forest Avenue Townhouses: Support of Application to the Province of Ontario
- (f) Ontario Neighbourhood Improvement Programme - Corktown Stinson Area - Provincial Allocations - (Information Only)
- (g) Ontario Home Renewal and Hamilton Rehabilitation Programmes - Applications
- (h) Ontario Home Renewal Programme Approved Applications (Private and Confidential)

5. REAL ESTATE

- (a) Proposed sale of Block 101
- (b) Moving Allowance - 65 Fullerton Avenue
- (c) Sale of part of Lot 11, Plan M-227 to 478939 Ontario Limited

6. TRANSPORT AND ENVIRONMENT COMMITTEE

- Request to Review Site Plan in respect of lands at rear of 265 Bowman

7. COMMISSIONER OF ENGINEERING

- Cash Payment in Lieu of 5% Parkland Dedication - Aquila Place - Phase I

8. INFORMATION ITEMS

- (a) Pedestrian Bridge Over King Street West
 - (i) Memorandum from D. A. Powers, Solicitor's Department
 - (ii) Memorandum from D. C. Freeman, City Architect and Coordinator, Lloyd D. Jackson Square
- (b) Ministry of Municipal Affairs and Housing - Reservation of Parking Spaces for Apartment Tenants

CITY HALL
HAMILTON, ONTARIO
L8N 3T4**THE CORPORATION OF THE CITY OF HAMILTON****PLANNING AND DEVELOPMENT COMMITTEE**

May 8, 1985

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room 233,
City Hall on Wednesday, May 15, 1985 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA 83-35, P. Barnett Construction Ltd., owner, of No. 700 Upper Kenilworth Avenue; Lisgar Neighbourhood.
2. Site Plan Control Application DA 85-17, K.W. Cody, owner, of property at Nos. 273-279 East Avenue North; Landsdale Neighbourhood.
3. Zoning Application ZA 85-19, St. Elizabeth Home Society of Hamilton, owner, of property at Nos. 215 - 255 Rymal Road West; Kennedy East and West Neighbourhoods.
4. Zoning Application ZA 85-20, Mount Hamilton Christian Reformed Church, owner, of lands on the east side of Upper Wellington Street and north of Stone Church Road East; Crerar Neighbourhood.
Public Meeting 3:15 p.m.
5. Zoning Application ZA 85-23, Martino Residential Care Centres Ltd., prospective owner, of property at Nos. 236 - 242 Catharine Street North; Beasley Neighbourhood.
Public Meeting 3:15 p.m.
6. Zoning Application ZA 85-21, Mr. and Mrs. D. A. Gaskin, owners/lessees, of property at Nos. 174 - 176 John Street South; Corktown Neighbourhood.
Public Meeting 3:30 p.m.
7. Zoning Application ZA 85-24, Jubilee Consultant Services Hamilton, prospective owner, of properties municipally known as Nos. 169, 171, and 179 Hunter Street East; Corktown Neighbourhood.
Public Meeting 3:30 p.m.

8. Zoning Application ZA 85-25, J.G.Rankin and J.P.Rankin, owners, of No. 1342 Main Street East; Delta East Neighbourhood.

Public Meeting 3:30 p.m.

9. Application for Extension of Draft Approval for the following Subdivisions:

Hillside Terrace	-	File No. 25T-77018
Aspen Estates	-	File No. 25T-76045
Templemead No. 3	-	File No. 25T-77005

AGENDA - 7:30 P.M.

1. Review of the Land Use Designations on Upper Wentworth Street in the Bruleville and Thorner Neighbourhoods. (File No. 5-2-16)

Public Meeting 7:30 p.m.

REPORT
TO FOLLOW

2. Site Plan Control Application DA 85-20, Tyka Investments Limited, owner, of lands on the west side of Upper Paradise Road and north of Stone Church Road West; Gurnett Neighbourhood.

Public Meeting 8:30 p.m.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CA3 ON HW A05
CSIP4
1985

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1985 May 24

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1985 May 29
2:00 o'clock p.m.
Room 233, City Hall

John D. Thompson, Secretary
Planning and Development Committee

JDT:mjw

A G E N D A

2 o'clock p.m. - Delegation - Mr. Jordan Livingston, re: Electronic Sign on Overhead Pedestrian Bridge - King West.

1. BUILDING DEPARTMENT

- (a) Demolition permits
- (b) Rescinding By-law re: 3 Garrow Drive
- (c) Report on Workload and Scheduling (Information Only)

2. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Downtown Hamilton Action Plan - Second Priority Actions and Adoption of Redevelopment Plan
- (b) Grants for the Handicapped - Mrs. M. Hughs, 58 Head Street
- (c) Building Administration Fund Grant (Information Only)

3. REAL ESTATE DEPARTMENT

- (a) Sale of Part of Lot 11, Plan M-227 to Carlo Delsordo

4. **SHERATON HAMILTON HOTEL** - Request of Lakeview Development Limited for Consent to a Change in Manager of Hotel - see reply of D. A. Powers to Lakeview (attached)
5. **TRAFFIC DEPARTMENT**
 - (a) Consideration of Public Parking in Zoning and Committee of Adjustment Applications (Information Only)
 - (b) Review of Parking Requirements for Medical Offices in other Municipalities (Information Only)
6. **INFORMATION ITEMS**
 - (a) Statement of Expenditures as of 1985 April 30, re: Downtown Action Plan - Phase I
 - (b) Copy of a Letter from D. A. Powers to Mr. J. T. McJannet, re: Interface Agreement

JDT:mjw

**THE CORPORATION OF THE CITY OF HAMILTON**

PLANNING AND DEVELOPMENT COMMITTEE

May 21, 1985

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room 233,
City Hall on Wednesday, May 29, 1985 at 3:00 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA-85-11, 596259 Ontario Inc. (Z. and D. Brebric) owners, of lands on the west side of Dundurn Street North, between Jones and Woodbine Streets; Strathcona Neighbourhood.
2. Site Plan Control Application DA-85-24, C. Del Sordo, owner, of lands at the north-west corner of Rymal Road East and Nebo Road; Rymal Neighbourhood.
3. City Initiative C.I. 85-E, Amendments to the "JJ" (Restricted Light Industrial) District and the "KK" (Restricted Heavy Industrial) District regulations.
Public Meeting - 3:15 p.m.
4. Zoning Application ZA-85-27, L.C. Frederick and G.W. Stevens, owners, of property at No. 19 Bold Street; Durand Neighbourhood.
Public Meeting - 3:15 p.m.
5. Zoning Application ZA-85-28, Deem Management, prospective owner, of property at No. 52 Catharine Street North; Beasley Neighbourhood.
Public Meeting - 3:15 p.m.
6. Zoning Application ZA-85-29, R.P. Urban Photography, owner of No. 162 Hunter Street East; Corktown Neighbourhood.
Public Meeting - 3:15 p.m.
7. Zoning Application ZA-85-30, 591118 Ontario Limited, (Glider's Restaurant) lessee of property on the south side Main Street West at Osler Drive; Ainsley Wood Neighbourhood.
Public Meeting - 3:30 p.m..

Report
to
Follow

Report
to
Follow 8. Zoning Application ZA-85-31, Riviera Banquet Centre Inc., lessee, of
property at No. 422 Barton Street East; Landsdale Neighbourhood.
Public Meeting - 3:30 p.m.

Report
to
Follow 9. Zoning Application ZA-85-32, DiCenzo Construction Company Ltd., owner of
lands in the area east of Quigley Road and south of the T.H.&B. Railway
tracks; Red Hill Neighbourhood.
Public Meeting - 3:30 p.m.



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

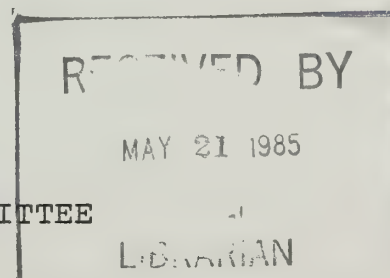
THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

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CSIP4
1985

N O T I C E

PUBLIC MEETING
OF THE
PLANNING AND DEVELOPMENT COMMITTEE



DATE: Wednesday, June 5, 1985

TIME: 7:30 p.m.

PLACE: Room #233, City Hall

To consider the proposed walkway in the Eleanor Neighbourhood.

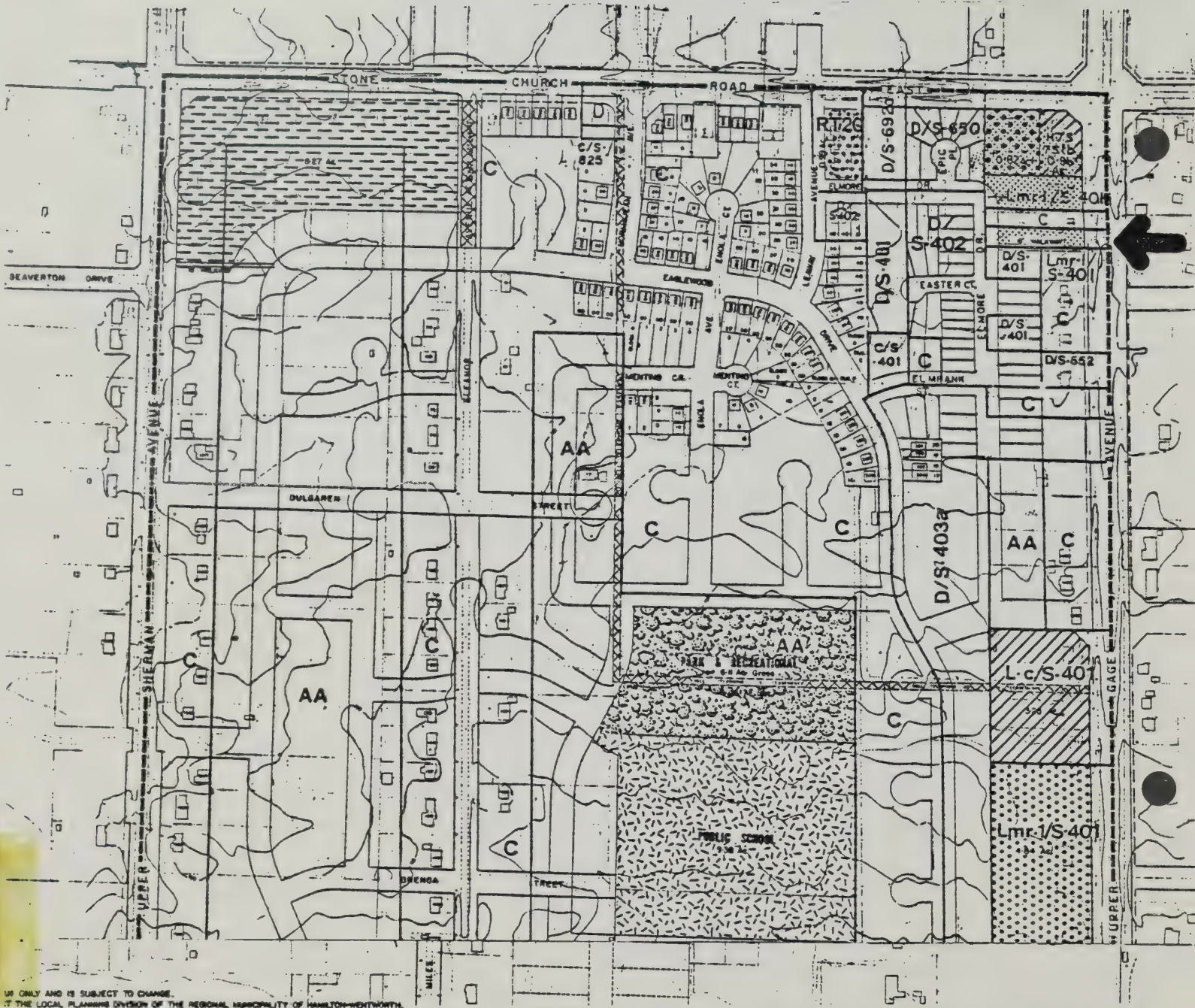
The City of Hamilton is anticipating selling the City-owned property known as 1418 Upper Gage Avenue and eliminating the walkway on the Neighbourhood Plan.

The approved Plan for Eleanor Neighbourhood is shown on the reverse of this sheet.

All affected property owners, residents and other interested persons are invited to attend this meeting.

For inquiries, please call Mr. Raymond Lee at 526-4160.





J. D. Thompson, Secretary
Planning and Development Committee



UP ONLY AND IS SUBJECT TO CHANGE.
 AT THE LOCAL PLANNING DIVISION OF THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH.

LAND USE

RESIDENTIAL


-  single & double
-  attached housing
-  low density apts.
-  medium density apts.




 **COMMERCIAL**

 **CIVIC & INSTITUTIONAL**

 **PARK & RECREATIONAL**

 **UTILITIES**

 **MULTICENTRE**

-  Neighbourhood Boundary
-  Zoning Boundary
-  Staging of Development Boundary

Approvals

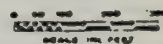
Planning Bd. MAY 1978 Council MAY 1978
 Revisions

REV. 23 1978			
MAY 3 1978			
JULY 7 1978			

**CITY OF HAMILTON
 PLANNING DEPARTMENT**

ELEANOR

APPROVED PLAN





CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

CA4 ON HB2 A05
CS1P4
1985

NOTICE

PUBLIC MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE

DATE: Wednesday, June 5, 1985

TIME: 8:15 p.m.

PLACE: Room #233, City Hall

To consider land use designation for the Butler Multi-Centre.

Once the plan is adopted by Council, it will provide a framework for development.

The plan to be presented is shown on the reverse of this sheet. The plan and background report are available at the Planning and Development Department, 7th Floor, City Hall, between 9:00 a.m. and 5:00 p.m., Monday to Friday.

All affected property owners, residents, and other interested persons are invited to attend this meeting.

For inquiries, please call Mr. Raymond Lee at 526-4160.

J. D. Thompson, Secretary
Planning and Development Committee

RUSHDALE

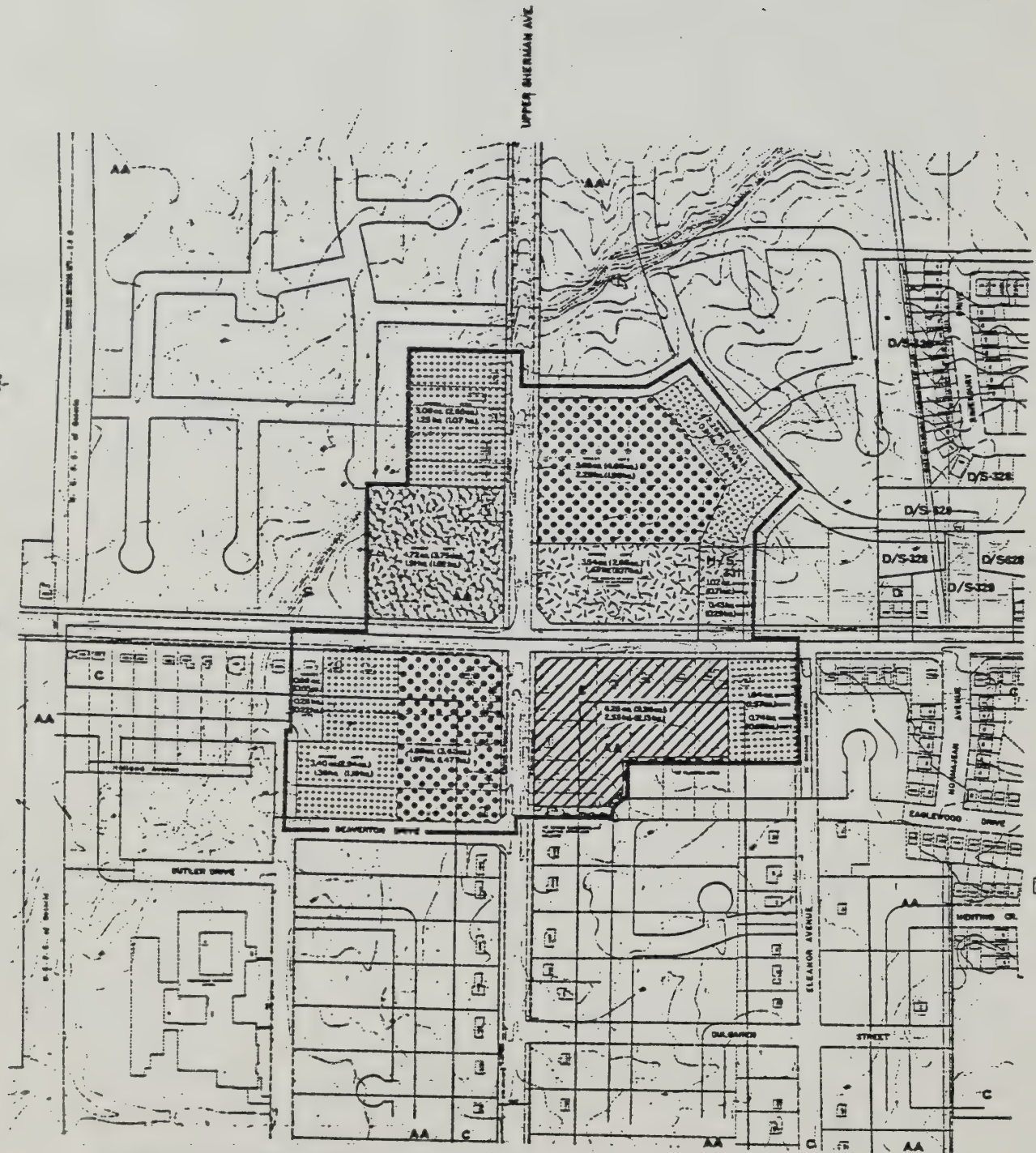
RANDALL

STONE CHURCH ROAD

STONE CHURCH ROAD

BUTLER

ELEANOR



NOTE: THE DESIGNATIONS SHOW THE TYPES OF USES WHICH WOULD BE APPROPRIATE TO SERVE THE FOUR SURROUNDING NEIGHBORHOODS. THE PLAN IS INTENDED TO BE FLEXIBLE AND SOME OF THE USES MAY BE INTERCHANGEABLE.

LEGEND

- RESIDENTIAL : SINGLE FAMILY DWELLINGS
- ATTACHED HOUSINGS
- MEDIUM DENSITY APARTMENTS

- INSTITUTIONAL
- INSTITUTIONAL & RECREATIONAL
- COMMERCIAL

EXISTING ZONING

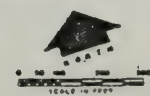
NOTE : ATTACHED IS A DETAILED LIST OUTLINING SUGGESTED LAND USES

MULTICENTRE BOUNDARY

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF HAMILTON

BUTLER

MULTICENTRE



E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



J. McAnanama
Mrs. J. McAnanama - Chief A
Librarian - Ham. Public Lib'y.

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1985 June 06

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1985 June 12

2:00 o'clock p.m.

Room 233, City Hall

RECEIVED BY

JUN 10 1985

LIBRARIAN

John D. Thompson
John D. Thompson, Secretary
Planning and Development Committee

JDT:mjw

A G E N D A

1. MINUTES OF THE MEETINGS HELD 1985 MAY 01 and 15
2. BUILDING DEPARTMENT
 - (a) Demolition permits
 - (b) Staffing Requirements - report to follow
3. COMMUNITY DEVELOPMENT DEPARTMENT
 - (a) Downtown Hamilton Action Plan - Phase III Implementation Measures; and Requirement for Ontario Municipal Board Approval of Financing same
 - (b) "Downtown Promenade" Business Improvement Area; Amendment to By-law No. 83-71, re: Appointment to and Resignations from the Board of Management
 - (c) Downtown Hamilton Action Plan; and Juried Competition for Banner Design - Invoice for Services, 'du Toit, Allsopp, Hillier'
 - (d) Termite Control Programme

- (e) Ontario Home Renewal and Hamilton Rehabilitation Programmes - Applications
- (f) Ontario Home Renewal Programme Approved Grants/Loans - Private and Confidential

4. CITY SOLICITOR

- (a) Offer of Compensation and Notice of Possession under The Expropriations Act - 65 and 69 Fullerton Avenue
- (b) Payment of Taxed Court Costs - Kohler Drug Store Limited versus The City of Hamilton and P. Kuppe, Building Commissioner

5. DIRECTOR OF REAL ESTATE

- (a) Notice of Possession Under Expropriation Act - 65 and 69 Fullerton Avenue
- (b) Settlement of Expropriation - 65 Fullerton Avenue
- (c) Sale of 65 and 69 Fullerton Avenue to Hamilton East Kiwanis Non-Profit Homes Inc.
- (d) Sale of 67 71 73 and 75 Fullerton Avenue to Hamilton East Kiwanis Non-Profit Homes Inc.
- (e) Settlement of Expropriation - 410 Sherman Avenue North
- (f) Rental of 141 Belview Avenue
- (g) Leasing of Land at 537 Wellington Street North

6. PEDESTRIAN BRIDGE - King Street West - Proposed Message Board - See copy of Report of Commissioner of Engineering dated 1984 August 02

7. SHERATON HAMILTON HOTEL

- (a) Progress Certificate of Payment No. 13 -
- (b) Project Summary Report - to follow
- (c) Construction Progress Report No. 21 - to follow
- (d) Revised Estoppel Certificate - Report of City Solicitor to follow
- (e) Encroachment Agreement - Report of City Solicitor to follow

8. **COMMISSIONER OF ENGINEERING - CASH PAYMENT IN LIEU OF 5%
PARKLAND DEDICATION**

(a) Sherman Oaks - Phase Two, Stage 1

(b) Templemead No. 2 Survey - Phase Three

9. **TREASURER - FINAL RELEASE OF HOLDBACK**

JDT:mjw



THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

June 5, 1985

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room 233,
City Hall on Wednesday, June 12, 1985 at 3:00 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Riverdale East Neighbourhood
Public Meeting - 3:00 p.m.
2. Site Plan Control Application DA 85-01, Sister's of St. Joseph, owner, of lands
bounded by James Street South, St. Joseph's Drive, John Street South and
Charlton Avenue; Corktown Neighbourhood.
- Report to 3. Site Plan Control Application DA 85-25, The Barn Fruit Markets, owner, of
follow. property at No. 70 Hess Street North; Strathcona Neighbourhood.
4. Site Plan Control Application DA 85-26, Walters Welding and Iron Works, owner,
of property at Nos. 1308-1318 Rymal Road East; Hannon South Neighbourhood.
5. Zoning Application ZA 85-37, I.M.R. Ribson, lessee, of property at No. 125
Wellington Street North; Beasley Neighbourhood.
Public Meeting - 3:15 p.m.
6. Zoning Application ZA 85-40, H. Hader, owner, of property on the east side of
Berkindale Drive at Swan Street; Riverdale East Neighbourhood.
Public Meeting - 3:15 p.m.
7. Zoning Application ZA 85-41, P. and Z. Pedranovic, owner, of property at
No. 1305 Limeridge Road East; Lisgar Neighbourhood.
Public Meeting - 3:15 p.m.
8. Zoning Application ZA 85-33, St. Elizabeth Home Society of Hamilton, owner,
of lands on the south side of Rymal Road West at Garth Street; Kennedy West
Neighbourhood.
Public Meeting - 3:30 p.m.



THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

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1985

N O T I C E

PUBLIC MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE

DATE: Wednesday, June 19, 1985
TIME: 7:30 p.m.
PLACE: Room #233, City Hall

To discuss the following proposal:

"That for the following buildings: 32 - 120 Pottruff Road North; and 167 - 265 Pottruff Road North, the new front yard requirement for development will be equal to the existing front yard. For any infill situations, the front yard requirement will be the most restrictive of either neighbouring property."

Attached plans show present setbacks.

Concerns has been expressed by the Planning and Development Committee about new development on Pottruff Road North being out of harmony with existing development. Of particular concern was the new building at 50 and 52 Pottruff Road.

Most houses have a front yard setback greater than required under the Zoning By-law. Consequently, new houses can be set further forward than existing houses.

The proposal is an attempt to require harmonious new development on Pottruff Road North by adjusting setback requirements.

For inquiries, please call Mr. G. Groppler at 526-4146.

J. D. Thompson, Secretary
Planning and Development Committee

LEGEND

— EDGE OF ROAD ALLOWANCE

||||| SUBJECT PROPERTY

--- SETBACK 25 FEET (REQUIRED FOR BIZONING)

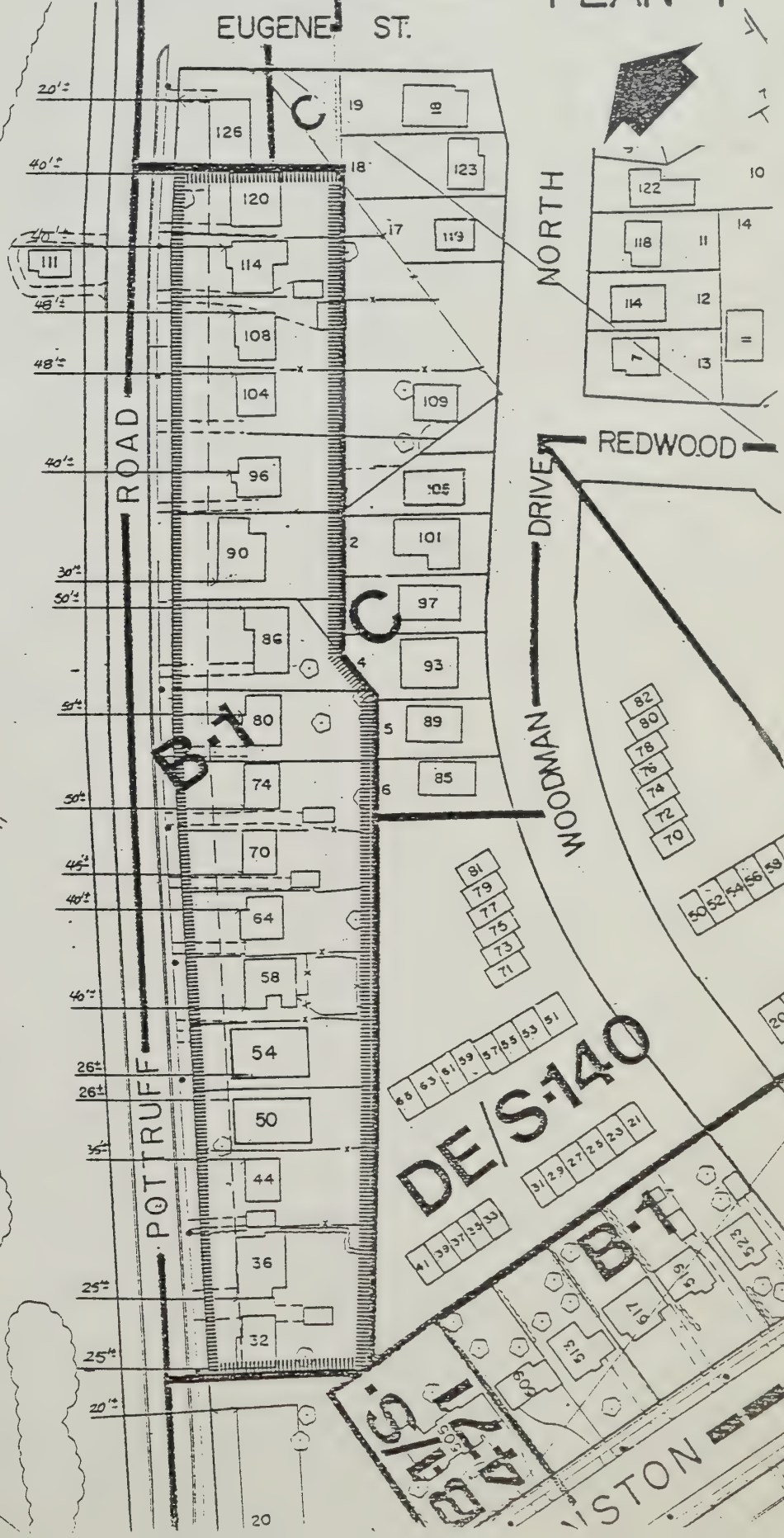
↔ FIGURES SHOW EXISTING SETBACKS

32-120 Pottruff Road
Kentley Neighbourhood

PLAN 1

APPROXIMATE CENTRE LINE OF FREEWAY

APPROXIMATE CENTRE LINE
OF RAMP



LEGEND

— EDGE OF ROAD ALLOWANCE

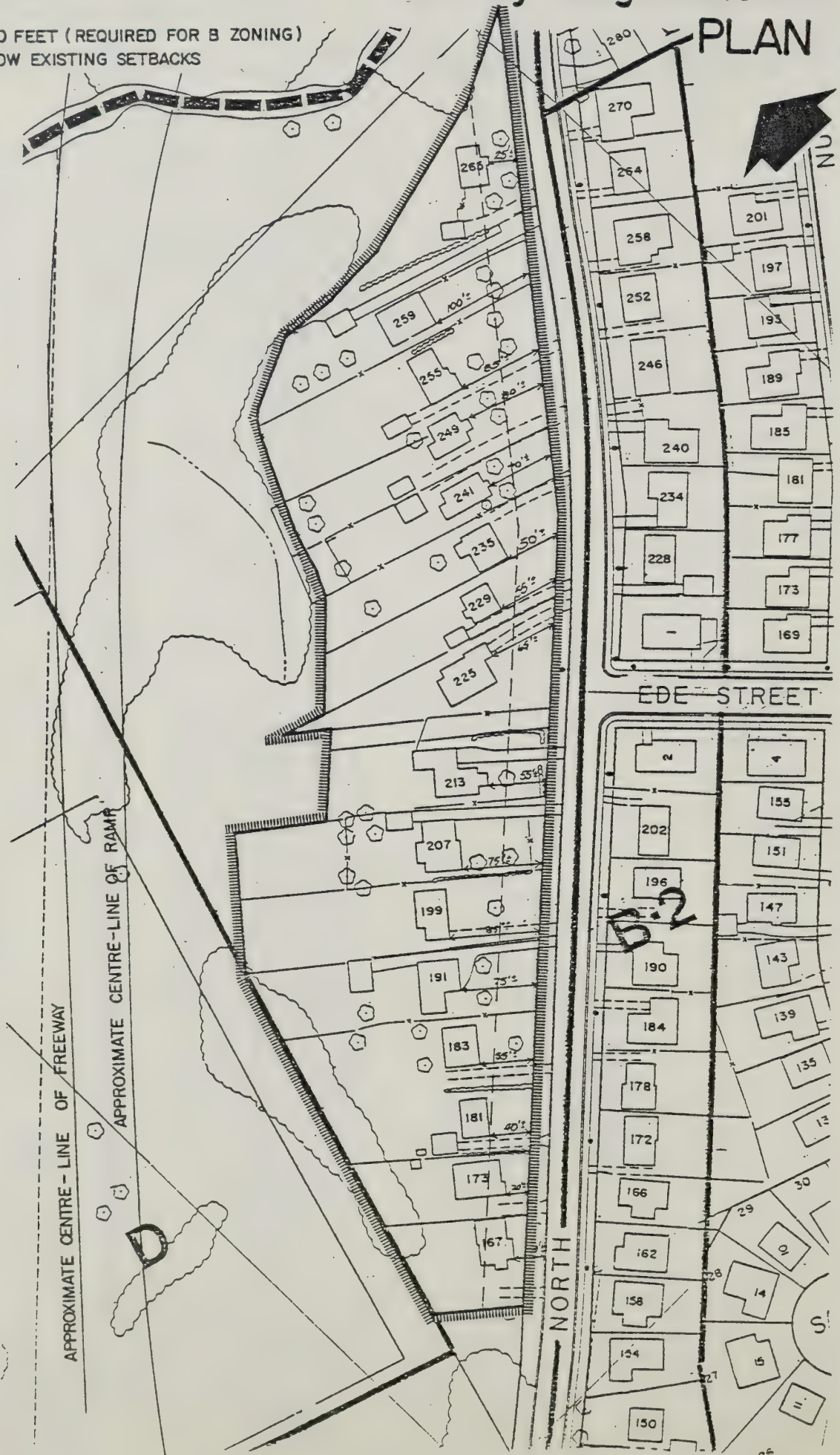
||||| SUBJECT PROPERTY

--- SETBACK 40 FEET (REQUIRED FOR B ZONING)

→ FIGURES SHOW EXISTING SETBACKS

167-265 Pottruff Road Kentley Neighbourhood

PLAN 2





CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

CA4 ON HSL AC
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1985

N O T I C E

PUBLIC MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE

DATE: Wednesday, June 19, 1985

TIME: 8:15 p.m.

PLACE: Room #233, City Hall

To review land use designation for the Gershome Neighbourhood.

The plan to be presented is shown on the reverse of this sheet.

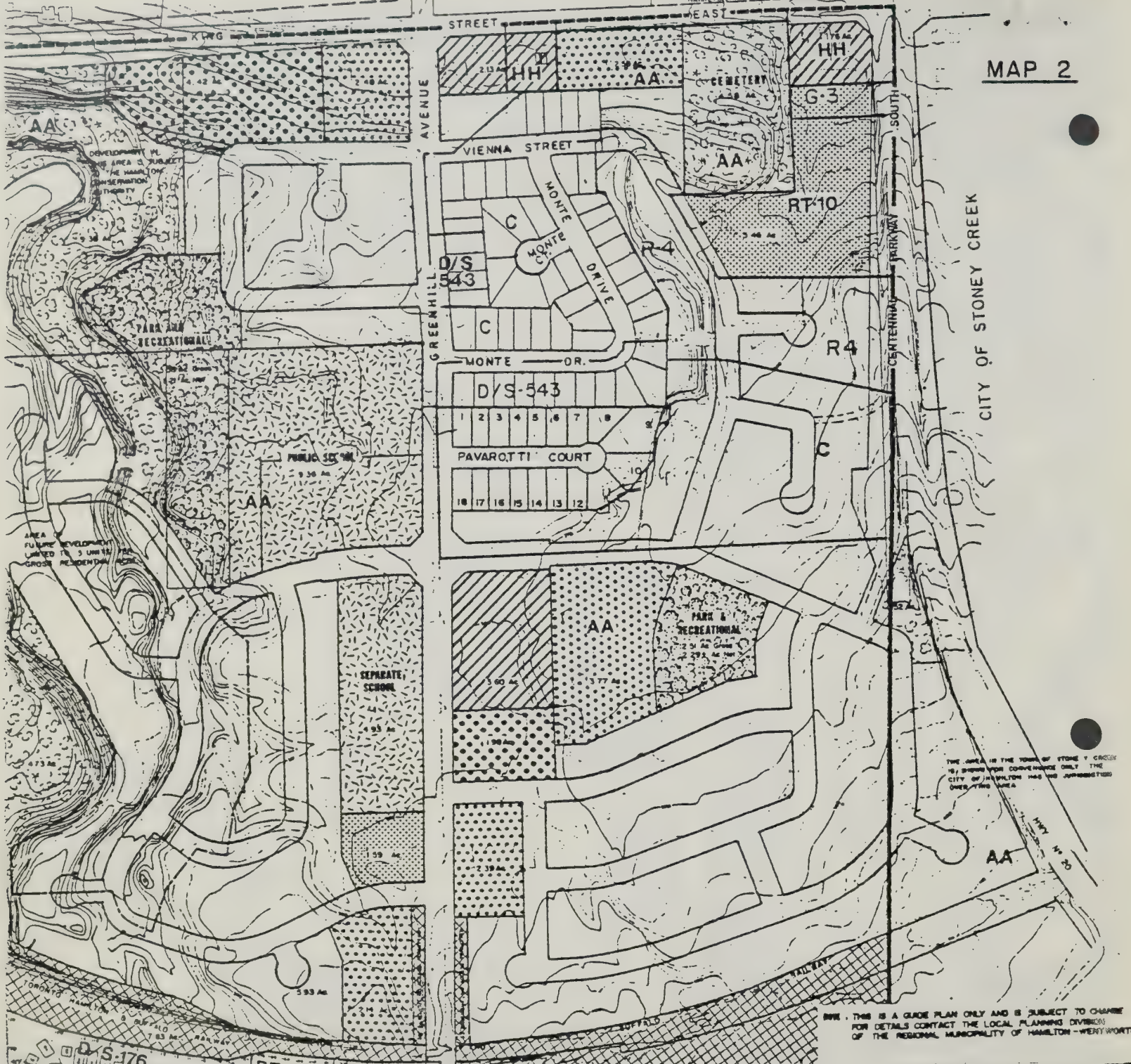
The attached plan shows the current designation for the Gershome Neighbourhood and the proposed changes.

This is an information meeting. Written submissions will be requested and later reviewed by the Planning and Development Committee.

Proposed land use changes are also available for public review at the Planning and Development Department, 7th Floor, City Hall, between 9:00 a.m. and 5:00 p.m., Monday to Friday.

For inquiries, please call Mr. G. Groppler at 526-4146.

J. D. Thompson, Secretary
Planning and Development Committee



LAND USE

RESIDENTIAL

- single & double
- attached housing
- low density apts.
- medium density apts.
- high density apts.
- commercial & apts.

- COMMERCIAL
- INDUSTRIAL
- CIVIC & INSTITUTIONAL
- PARK & RECREATIONAL
- OPEN SPACE

- Neighbourhood Boundary
- Zoning Boundary
- Staging of Development Boundary

Approvals

Planning Board May 2, 1968 Council June 11, 1968

Revisions

April 14, 1979

CITY OF HAMILTON
PLANNING DEPARTMENT

GERSHOME

APPROVED PLAN

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



Mrs. J. McAnanama
Chief Librarian
Hamilton Public Library

John D. Thompson

HAMILTON, ONTARIO
L8N 3T4

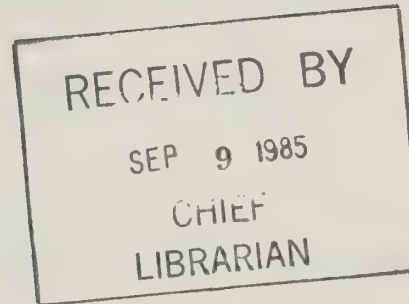
THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1985 September 11
2:00 o'clock p.m.
Room 233, City Hall



HAMILTON PUBLIC LIBRARY

SEP 10 1985

John D. Thompson
John D. Thompson, Secretary
Planning and Development Committee

GOVERNMENT DOCUMENT

A G E N D A

1. Building Department - Demolition Permits
2. Mayor Morrow
 - (a) Restaurant on Mountain Brow. No Copy.
 - (b) Highway #20 - vis-a-vis Hotel/Motel Promotion - Highway Advertising for the Hospitality Industry - No Copy.
 - (c) Potential Facilities to accomodate Parking of Recreational vehicles. Attachments.
3. City Architect and Co-Ordinator, Lloyd D. Jackson Square
 - (a) Sheraton Hotel - Release of Holdback.
 - (b) Hamilton Waterfront Project and Canadian Institute of Planners (C.I.P.)

0194

4. Real Estate Department

- (a) Sale of Part of Part 16, Plan 62R-6188, Kenora Industrial Estates to Brick Warehousing Limited - Western Limited of Centennial Parkway.
- (b) Sale of North-West corner Burlington Street East and Gage Avenue North to Stoney Creek Haulage Limited.
- (c) Sale of Lot 5, Hamilton Industrial Park No. 1 to Joseph and Ann Rosati.

5. Downtown Action Plan - Phase II

- (a) Mr. E. C. Matthews, Treasurer - Total Breakdown of Expenditures.
- (b) Mr. E. Kowalski, Director of Community Development - Report To Follow.

6. City Solicitor's Office - Recommendation to retain the legal firm of Weir and Foulds to act for the City of Hamilton with respect to Anthony Butler et al vs The City of Hamilton.

7. City of Burlington application to annex a portion of Hamilton Harbour. Attachments.

8. Information items

- (a) City Treasurer - Statements of Expenditures as of July 31, 1985 and August 31, 1985 with respect to the Downtown Action Plan - Phase 1.
- (b) Financial Report of current estimates for the Planning and Development Committee for the period ended July 31, 1985.

**THE CORPORATION OF THE CITY OF HAMILTON**

PLANNING AND DEVELOPMENT COMMITTEE

September 3, 1985

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room 233,
City Hall on Wednesday, September 11, 1985 at 3:00 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 P.M.

1. Site Plan Control Application DA 82-56, Suncor Inc., owner, of lands at the north-west corner of Upper Wellington and Limeridge Road East; Greeningdon Neighbourhood.
2. Site Plan Control Application DA 85-42, T. Shevchenko Home for the Aged, prospective owner, of lands at the south-west corner of Gage Avenue South and Maplewood Avenue; Blakely Neighbourhood.
3. Site Plan Control Application DA 85-43, The Ukrainian Villa of the Resurrection Church in Hamilton, owner, of lands on the west side of Mall Road, south of Mohawk Road East; Thorner Neighbourhood.
4. Site Plan Control Application DA 85-44, Labourers International Union of North America, owner, of properties at Nos. 40-42 West Avenue South; Stinson Neighbourhood.
5. Site Plan Control Application DA 85-36, E. Robinson Properties Ltd., owner, of property at No. 180 Limeridge Road West; Rolston Neighbourhood.
6. Site Plan Control Application DA 85-51, P. Barnett Construction, owner, of property at No. 206 James Street South; Durand Neighbourhood.
7. Zoning Application ZA 85-26 and Subdivision Application SA 85-03, Arosa Properties Ltd., owner, of lands south of Stone Church Road West, in the area west of Upper Paradise Road; Falkirk West Neighbourhood.
Public Meeting - 3:15 p.m.
8. Zoning Application ZA 85-34, Medit Management Ltd., owner, of lands at the rear of No. 1209 Upper James Street; Jerome Neighbourhood.
Public Meeting - 3:15 p.m.

9. Zoning Application ZA 85-58, Young-Winfield Canada Ltd., prospective owner, of property at No. 121 Hughson Street North; Beasley Neighbourhood.
Public Meeting - 3:30 p.m.
10. Zoning Application ZA 85-59, D. Biello and A. Tofano, owners, of property at No. 120 San Antonio Drive; Mountview Neighbourhood.
Public Meeting - 3:30 p.m.
11. Zoning Application ZA 85-60, Mor Car Wash, owner, of property on the north side of Main Street West, east of New Street; Central Neighbourhood.
Public Meeting - 3:45 p.m.
12. Zoning Application ZA 85-64, Sutter Hill Developments Ltd., owner, of No. 986 Upper Wentworth Street; Bruleville Neighbourhood.
Public Meeting - 3:45 p.m.
13. Zoning Application ZA 85-61, Dominic De Rosa, owner, of properties at Nos. 79 and 81 Sanford Avenue North and 540 Wilson Street; Gibson Neighbourhood.
Public Meeting - 4:00 p.m.
14. City Initiative C.I. 85-H, City owned lands south of Barton Street East and west of Bow Valley Drive; Riverdale East and Riverdale West Neighbourhoods.
Public Meeting - 4:15 p.m.
15. Review of the locational requirements for Class "H" Adult Entertainment Parlours (4469).
16. Development Information Brochures.
17. Subdivision Application SA 77-23, 465624 Ontario Ltd., owner, of lands west of Rosewell Street in the area south of Limeridge Road East; Randall Neighbourhood.
18. St. Clair Heritage District By-law (P5-8-4-5).
19. Central Area Plan - Information Report (P5-4-7-9).
20. Normanhurst Neighbourhood Industrial Rezoning (P5-2-105).
21. Site Plan Control - Official Plan Road Widening Policies (P5-4-1-5-1).

11
12
13

14

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

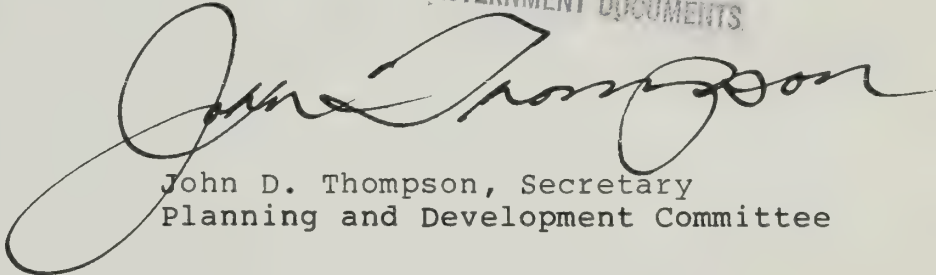
THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, September 25
2:00 o'clock
Room 233, City Hall

AGENDA

SEP 20 1985
GOVERNMENT DOCUMENTS

John D. Thompson, Secretary
Planning and Development Committee

1. Minutes of the Meetings held July 10, August 14 and August 20, 1985.
2. Building Department
 - Demolition Permits.
3. City Architect and Co-Ordinator, Lloyd D. Jackson Square
 - Electronic Sign over Pedestrian Bridge.
4. Real Estate Department
 - Lease of City owned lands on Goderich Road to the Region.
5. Community Development Department
 - (a) - The City of Hamilton's Termite Control Programme.
 - (b) - Ontario Home Renewal Programme and Hamilton Rehabilitation Programme - Applications.
 - (c) - Designated Property Grant - 433 Bay Street North
 - (d) - Ontario Home Renewal Programme and Hamilton Rehabilitation Programme - Amount of Grants/Loans.
6. Department of Engineering
 - "Aspen Estates - Phase 2", Hamilton 62M - 409.

PRIVATE AND CONFIDENTIAL



THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

September 18, 1985

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SEP 20 1985

GOVERNMENT DOCUMENTS

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room
233, City Hall on Wednesday, September 25, 1985 at 3:00 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 p.m.

1. Site Plan Control Application DA 85-47, Hansraj Enterprises Ltd., owner, of lands at the south-east corner of Burlington Street East and James Street North; North End East Neighbourhood.
2. Site Plan Control Application DA 85-49, Cavern Restaurant, lessee, of property at No. 430 York Boulevard; Strathcona Neighbourhood.
3. Site Plan Control Application DA 85-52, Ultramar Canada Inc., owner, of property at No. 267 Centennial Parkway; Nashdale Neighbourhood.
4. Zoning Application ZA 85-40, H. Hader, owner, of property on the east side of Berkindale Drive at Swan; Riverdale East Neighbourhood.
5. City Initiative C.I. 85-K, City of Hamilton, owner of property at No. 60 Elgin Street; Beasley Neighbourhood.
Public Meeting - 3:15 p.m.
6. Zoning Application ZA 85-66, M. Starcevic, owner, of property at the north-east corner of Quaker Crescent and Queen Victoria Drive; Quinndale Neighbourhood.
Public Meeting - 3:15 p.m.
7. Zoning Application ZA 85-69, Semper Investments Ltd., owner, of property at the rear of No. 1581 Main Street West; Ainsley Wood Neighbourhood.
Public Meeting - 3:30 p.m.
8. Zoning Application ZA 85-70, P. and E. Herbert, owners, of property at No. 920 Concession Street; Sunning Hill Neighbourhood
Public Meeting - 3:30 p.m.
9. Zoning Application ZA 85-63, J. and M. Eagles, owners, of property at No. 1533 Upper James Street; Ryckmans Neighbourhood.
Public Meeting - 3:45 p.m.

10. Zoning Application ZA 85-65, A. Sourdos, owner, of property at No. 1492 Upper James Street; Mewburn Neighbourhood.
Public Meeting - 3:45 p.m.
11. Zoning Application ZA 85-62, Dr. N. Gagic, owner and prospective owner, of properties at Nos. 304 to 318 Victoria Avenue North; Gibson Neighbourhood.
Public Meeting - 4:00 p.m.
12. Site Plan Control Application DA 85-39, Wentworth Beaver Ltd., lessee, of lands at the south-east corner of Upper Wentworth Street and Fennell Avenue East; Burkholme Neighbourhood.
Public Meeting - 4:30 p.m.
13. Subdivision Application SA 85-06, Gilkson Village, N. Augerinos and G. Patsios, owners, of property located on the east side of Upper Paradise Road south of the proposed Mountain Freeway; Gilkson Neighbourhood.
14. Subdivision Application SA 85-08, Gurnett Estates - Phase 3, Greenland Development Inc., owner, of property located on the west side of Upper Paradise Road south of the proposed Mountain Freeway; Gurnett Neighbourhood.
15. Nash Orchard Heights (P6-5)
16. Housing Monitoring 1984 (P5-4-2-4)
17. Proposed 1986 Census Questions on Housing Type (P5-9-3-2).

Report to
Follow

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, October 9, 1985

2:00 o'clock p.m.

Room 233, City Hall


John D. Thompson, Secretary
Planning and Development Committee

AGENDA

1. Minutes of the Meeting held September 11, 1985.
2. Building Department
 - (a) Demolition Permits.
 - (b) Amendment to the Zoning By-law re: Additional Requirements for an Automobile Service Station.
 - (c) Renovations.
3. Jackson Square - Phase Two - Outdoor Performing Stage
4. Community Development Department
 - (a) Designated Property Grants
 - i) 107 George Street
 - ii) 109 George Street
 - (b) Hamilton Handicap Programme
5. Commissioner of Engineering
 - Chateau Estates - Phase 2 - Cash Payment in lieu of 5% Parkland Dedication.



WP.DOC. 1920P

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

October 2, 1985

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room
233, City Hall on Wednesday, October 9, 1985 at 3:00 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 p.m.

1. Site Plan Control Application DA 85-21, St. Elizabeth Home Society of Hamilton, owner, of lands located at 387-395 Rymal Road West; Kennedy West Neighbourhood.
2. Site Plan Control Application DA 85-51, P. Barnett Construction Ltd., owner, of lands at 206 James Street South; Durand Neighbourhood.
3. Zoning Application ZA 85-70, P. and E. Herbert, owner, of No. 920 Concession Street; Raleigh Neighbourhood.
Tabled From Previous Meeting
4. Zoning Application ZA 85-39 and Subdivision Application SA-85-10, Ideal Furniture, prospective owner, of lands on the west side of the proposed extension of Upper Kenilworth Avenue, south of Limeridge Road East; Trenholme Neighbourhood.
Public Meeting - 3:15 p.m.
5. Zoning Application ZA 85-71, S. and R. Jain, owners, of property at the south-east corner of Barton Street East and Kenora Avenue; Kentley Neighbourhood.
Public Meeting - 3:15 p.m.
6. Site Plan Control Application DA 85-39, Wentworth Beaver Ltd., lessee, of lands at the south-east corner of Upper Wentworth Street and Fennell Avenue East; Burkholme Neighbourhood.
Public Meeting - 3:30 p.m.
7. Zoning Application ZA 85-73, DiCenzo Construction Company Ltd., owner, of lands on the south side of Rymal Road East at Upper Gage Avenue; Broughton East and Broughton West Neighbourhood.
Public Meeting - 3:30 p.m.

8. Zoning Application ZA 85-74, D. Alessandrino, owner, of property at No. 1245 Upper Gage Avenue; Randall Neighbourhood.
Public Meeting - 3:45 p.m.
9. Zoning Application ZA 85-75, Greenhill Housing Co-op Corporation and Wentworth Condominium # 10, owner, of No. 350 Quigley Road; Vincent Neighbourhood.
Public Meeting - 3:45 p.m.
- 10a Site Plan Control Application DA 85-50, Cadillac Fairview Corporation Ltd., owner, of the Limeridge Mall; Thorner Neighbourhood.
- 10b Zoning Application ZA 85-76, Cadillac Fairview Corp. Ltd., lessee, of lands on the Hydro Electric Transmission line, north of Limeridge Road East between Upper Wentworth Street and Upper Sherman Avenue; Thorner Neighbourhood.
Public Meeting - 4:00 p.m.
11. City Initiative C.I. 85-M, City of Hamilton, owner, of lands on the west side of Centennial Parkway North, in the area south of the Queen Elizabeth Way Interchange; Nashdale Neighbourhood.
Public Meeting - 4:00 p.m.
12. Proposed Official Plan Amendment No. 32 - Site Plan Control Road R.O.W. Policies (P5-4-15-1).
Public Meeting - 4:15 p.m.
13. Draft Official Plan Amendment No. 28 - Upper James Street (P6-2-28).
Public Meeting - 4:30 p.m.
14. Subdivision Application SA 85-09, C. Digrienti and M. Walsh, owners, of lands on the east side of Upper Paradise Road, north of the future Mountain Freeway; Gilbert Neighbourhood.
15. Condominium Application SA 85-12, DiCenzo Construction Company Ltd., owner, of property at the south-east corner of Anna Capri Drive and Upper Gage Avenue; Templemead Neighbourhood.
16. Environmental Impact Statement Waiver Request - Nash Orchard Heights (P6-5).
17. Industrial Policy Seminar Report (P5-4-3-2).



E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK

CITY HALL
HAMILTON, ONTARIO
LBN 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

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PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1985 October 30
2:00 o'clock p.m.
Room 233, City Hall

AGENDA

John D. Thompson
John D. Thompson, Secretary
Planning & Development Committee

1. Approval of the Minutes of the Meetings held, September 25, 1985 and October 9, 1985.
2. Director of Purchasing
 - Approval of the awarding of a Contract - Birks Clock.
3. Building Department
 - Demolition Permits
4. Community Development
 - a) Ontario Home Renewal and Hamilton Rehabilitation Programmes - Applications
 - b) Grants for the Handicapped, Mr. Wallace Mugford, 140 East 44th Street.
 - c) Report On Staffing (Information Only).
 - d) Private and Confidential Items
 - i) Ontario Home Renewal Programme approval of Grants/Loans.
 - ii) Designated Property Grants
 - a. 172 James Street North, Hamilton
 - b. 250 James Street North, Hamilton

HAMILTON PUBLIC LIBRARY

OCT 30 1985

GOVERNMENT DOCUMENTS

iii) Loan Write Off - Hamilton Rehabilitation Programme

iv) Termite Programme - Phase I
Termite Programme - Phase II (Report to Follow)

5. Real Estate Department

- a) Extension of Closing Date, City Sale to 596231 Ontario Limited, Parts 1 and 2, Plan 62R-6932 - Keefer Court.
- b) Sale of Lot 22, Plan M-227 to Mr. Kieran Begadon.
- c) Sale of 1/2 Acre of Land on Burlington Street East (East of Sherman) to Bectar Corporation Masonry Contractors

6. Commissioner of Engineering - Cash Payment in Lieu of 5% Parkland Dedication.

- a) "Randall Estates - Phase 4", Hamilton,
- b) Quincy Court - Hamilton
- c) Chateau Estates - Phase II, Hamilton

7. An International Conference on Urban Revitalization Project Renewal and other Experiences, Jerusalem, Israel, March 2 to 6, 1986.

8. Information Items

- a) Mr. E. C. Matthews, Treasurer
-Statements of Expenditures Downtown Action Plan, Phase I and Phase II.
- b) LACAC - Resolution re: Customs House



WP.DOC. 1920P

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

October 22, 1985

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room
233, City Hall on Wednesday, October 30, 1985 at 3:00 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 p.m.

1. Site Plan Control Application DA-85-48, The Becker Milk Co. Ltd., lessee, of property at the south-east corner of Stone Church Road East and Upper Gage Avenue; TEMPLEMEAD Neighbourhood.
2. Site Plan Control Application DA-85-56, Petis Realty Inc., owner, of lands on the west side of Upper Ottawa Street, north of Stone Church Road East; QUINNDALE Neighbourhood.
3. Site Plan Control Application DA-85-50, Cadillac Fairview Corporation Ltd., owner, of the Limeridge Mall; THORNER Neighbourhood. (Report to follow)
4. Zoning Application 85-55 and Subdivision Application SA-85-13, Dydzak Drive-In Theaters Ltd., owner, of lands on the south side of Stone Church Road West, west of Courtland Avenue; FALKIRK EAST Neighbourhood.
PUBLIC MEETING - 3:15 p.m.
5. Zoning Application ZA-85-77, N. and A. Hurmal, owners, of property at No. 21 Holton Avenue South; GIBSON Neighbourhood.
PUBLIC MEETING - 3:15 p.m.

6. Zoning Application ZA-85-78, Ferrell Builders Supply Limited, lessee, of properties at Nos. 1543 and 1549 Rymal Road East; HANNON NORTH Neighbourhood.
PUBLIC MEETING - 3:30 p.m.
7. Zoning Application ZA-85-79, V.P. Colizzer, owner, of property at the north-west corner of Barton Road East and Brockley Drive; GRAYSIDE Neighbourhood.
PUBLIC MEETING - 3:30 p.m.
8. Zoning Application ZA-85-80, Steel City Chrysler Plymouth Limited, lessee, of property at No. 1600 Main Street East; BARTONVILLE Neighbourhood.
PUBLIC MEETING - 3:45 p.m.
9. Zoning Application ZA-85-81 and Subdivision Application SA-85-06, N. Augerinos, owner, of property at No. 733 Upper Paradise Road; GILKSON Neighbourhood.
PUBLIC MEETING - 3:45 p.m.
10. Zoning Application ZA-85-82, H.R.S. Investments Limited, prospective owner, of lands at the north-west corner of Upper Gage and Lockton Crescent; LAWFIELD Neighbourhood.
PUBLIC MEETING - 4:00 p.m.
11. Zoning Application ZA-85-83, L. Mazzon, owner, of property at No. 1219 Main Street East; HOMESIDE Neighbourhood. PUBLIC MEETING - 4:00 p.m.
12. Official Plan Amendment No. 33 - 22 Veevers Drive (P6-2-33)
PUBLIC MEETING - 4:15 p.m.
13. Comments on Official Plan Amendment for the City of Stoney Creek (P7-3-4).
14. Hamilton Beach (P5-2-60).

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

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1985

NOTICE OF MEETING

Planning and Development Committee
Wednesday, December 11, 1985
2:00 o'clock p.m.
Room 233, City Hall

John Thompson
John Thompson, Secretary
Planning and Development
Committee

A G E N D A

1. Delegations - Mr. Clarence Gill, 248 Stanley Avenue
Re: Residential Rehabilitation Assistance Programme
Private and Confidential Report of Director of Community
Development
2. Community Development
 - a) Locke Street Business Association; and, request to
designate a Business Improvement Area (B. I. A.) -
rescission of Council's resolution.
 - b) "Jamesville" Business Improvement Area (B.I.A.)
 - i) Appointments to the Board of Management
 - ii) Proposed Schedule of Payments 1986
 - c) "Downtown Promenade" Business Improvement Area
(B.I.A.)
 - i) appointments to the Board of Management
 - ii) Proposed Schedule of Payments for 1986
 - d) Downtown Hamilton Action Plan - Phase I; and, Request
to establish a two-storey Patio Cafe - Attached also
is a report of the Engineering Services Committee.
 - e) Downtown Hamilton Action Plan
 - i) Streetscape design on King Street West
 - ii) Proposed James Street Extension

- f) Ontario Home Renewal Programme and Hamilton Rehabilitation Programme
 - i) Applications
 - ii) Amounts of Grants/Loans
Private and Confidential
 - iii) Registration of Loan on Tax Roll
(Private and Confidential)
- g) Ontario Neighbourhood Improvement Programme
- Corktown-Stinson Community Improvement Project Area
(Proposed); and, Allocation for Fiscal Funding Year
1986-1987
- h) 1986 - 1990 Capital Budget
- i) Downtown Hamilton Action Plan - Phase III; and,
Adoption of Addendum #1 to The Redevelopment Plan for
the Core Redevelopment Area

3. Real Estate Department

- a) Granting Easement to Region - Kenora Industrial Park

4. Director of Purchasing - Awarding of Purchase Order re:
Carpeting for Building Department

5. Report on 1986 Census Questions on Housing Type

6. Membership on various Committees

- a) Committee of Adjustment - 2 to be appointed - Note:
this matter was referred back by the Nominating
Committee for further review.
- b) Downtown Action Plan Co-Ordinating Committee -
Chairman to be appointed.

7. Information Items

- a) Ministry of Housing - re: Municipal Non-Profit
Housing Programme
- b) Minutes of the Local Architectural Conservation
Advisory Committee
- c) Statements of Expenditures - re: Downtown Action Plan
Phase I - Treasurer



WP.DOC. 1920P

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

TEL. 527-0241

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

December 3, 1985

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room
233, City Hall on Wednesday, December 11, 1985 at 3:00 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 p.m.

1. Site Plan Control Application DA-85-46, Niagara Engineering & Construction Co. Ltd., owner, of property at No. 1550 Stone Church Road East; North Hannon Neighbourhood.
2. Site Plan Control Application DA-85-53, V. A. Quondamatteo, owner, of lands at the rear of No. 1565 Upper James Street; Allison Neighbourhood.
3. Site Plan Control Application DA-85-54, 560973 Ontario Limited, owner of property at No. 544 Limeridge Road East; Thorner Neighbourhood.
4. Site Plan Control Application DA-85-62, Concrete Stone Machinery, owner, of No. 1262 Stone Church Road East; Rymal Neighbourhood.
5. Zoning Application ZA-85-85, V. Matesa, owner, of property at the south-east corner of Barton Street East and Varga Drive; Riverdale East Neighbourhood.
PUBLIC MEETING - 3:15 p.m.
6. City Initiative C.I. 85-0, R. Shelley Construction, owner, of property on the north side of Loconder Drive, between Upper Gage Avenue and Rexford Drive; Randall Neighbourhood.
PUBLIC MEETING - 3:15 p.m.

7. Zoning Application ZA-85-67 and Subdivision Application SA-85-14, DiCenzo Construction Company Limited, owner, of lands on the west side of Upper Paradise Road, south of Gosford Drive; Gurnett Neighbourhood.
PUBLIC MEETING - 3:15 p.m.
8. Zoning Application ZA-85-87, Abbotsford Homes Limited, prospective owner, of property at No. 924 Upper Wentworth Street; Bruleville Neighbourhood.
PUBLIC MEETING - 3:15 p.m.
9. Zoning Application ZA-85-101, Agresta's Italian Kitchen Inc., lessee, of No. 2 Ottawa Street North; Crown Point East Neighbourhood.
10. Zoning Application ZA-84-04, Revision to By-law No. 84-208 (Strawberry Hills) Subdivision.
11. Hamilton Beach - Study Terms of Reference (P5-2-60)
4:00 p.m.
12. Subdivision Application SA-85-15, Mohawk Paradise Developments Ltd., owner, of lands on the west side of Magnolia Drive, south of Mohawk Road West; Fessenden Neighbourhood.
13. Condominium Application SA-85-16, 603259 Ontario Inc., owner, of lands south of Limeridge Road West, east of Garth Street; Rolston Neighbourhood.

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E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK

JAN 30 1986

CITY HALL
HAMILTON, ONTARIO
L8N 3T4



THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

NOTICE OF MEETING

Planning and Development Committee
Wednesday, January 29, 1986
9:30 a.m. 2:00 p.m., and 7:30 p.m.
Room 233, City Hall


John Thompson, Secretary
Planning and Development Committee

AGENDA

9:30 o'clock, a.m.

Review of 1986 Budget Estimates

- (a) Building Department
- (b) Community Development
- (c) Hamilton Housing Company Limited
- (d) Committee of Adjustment
- (e) Planning and Development Department

NOTE: Lunch will be provided in order to permit continuation of budget discussion, if required.

2:00 o'clock, p.m.

1. Building Department

- (a) Preparation of a By-law to rescind By-law 84-188 Re: Order for 154 Grenfell Avenue
- (b) Demolition Permits

2. City Architect - Capital Projects

3. City Solicitor

- (a) Official Plan Amendment No. 28 - Retaining Consultants
- (b) Application to register land under Land Titles - John F. Petis, Part Lot 5, Con. 7, Township of Barton, now in the City of Hamilton

4. Community Development Department

- (a) Downtown Action Plan - Phase III; and, Adoption of Addendum #1 to the Redevelopment Plan for the Core Redevelopment Area - Report to be prepared following special Planning and Development Committee meeting on January 24, 1986.
- (b) Balance of Capital Budget Projects 1986-1990
- (c) Canadian Imperial Bank of Commerce/Dover Park Development Corporation; and, Streetscape Design on King and James Streets.

See letter from Dover Park Development, attached.

- (d)
 - i) "Westdale" Business Improvement Area (B.I.A.) proposed operating budget and Schedule of Payments - 1986
 - ii) "Westdale Village" Business Improvement Area - Appointments to the Board of Management
- (e)
 - i) "Ottawa Street North" Business Improvement Area; and, Budget and Proposed Schedule of Payments - 1986
 - ii) "Ottawa Street North" Business Improvement Area and appointments to the Board of Management

5. Commissioner of Engineering

Cash Payment in Lieu of 5% Parkland Dedication - Aspen Estates - Phase 4

6. LACAC

- i) Community Heritage Fund Programme
- ii) Intent to Designate (Report to follow)
 - a) Christ's Church Cathedral - 252 James Street North
 - b) Christ's Church Schoolhouse - 252 James Street North
 - c) Castle Dean - 233-235 Locke Street North

7. Information Items

- a) Parks and Recreation Committee - Re: Parkland Dedication Fund
- b) LACAC - Minutes of meeting held, 1985 December 16
- c) City Treasurer -Statements of Expenditures, Phase I and Phase II, Downtown Action Plan

7:30 o'clock, p.m.

Joint Public Meeting of Planning and Development and Transport and Environment Committees relative to the temporary closure of Bay and MacNab Streets within the context of an overall traffic system for the North End and Waterfront.



WP.DOC. 1920P

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

TEL. 527-0241

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

January 21, 1986

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room
233, City Hall on Wednesday, January 29, 1986 at 3:00 p.m. and 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 p.m.

1. Site Plan Control Application DA-85-60, Walters Welding Iron Works, owner, of property at No. 1308-1318 Rymal Road East; Hannon South Neighbourhood.
2. Site Plan Control Application DA-86-01, Two-Way Construction Limited, owner of property at No. 267 Mount Albion Road; Red Hill Neighbourhood.
3. Request by Michele and Angelo Paolozza, owners, of property at No. 47 Lasila Court, to reduce the building setback from the proposed Mountain Freeway. File 4348; Gilbert Neighbourhood.
4. Subdivision Application SA-85-18, Templemead Survey (Phase 1) and; Zoning Application ZA-85-100, 448941 Ontario Limited and P. Barnett Construction Limited, owners, for a change in zoning from "D" to "C" and from "RT-20 to "C" for lands on the east side of Upper Gage Avenue, in the area north of Rymal Road East; Templemead Neighbourhood.
Public Meeting - 3:15 p.m.

REPORT TO
FOLLOW

5. Zoning Application ZA-85-102, M. Barliak and S. Parks, lessees, for a modification to the "M-14" District regulations for property at the north-east corner of Hempstead Drive and Nebo Road;
Public Meeting 3:15 p.m.
6. Zoning Application ZA-85-93, E. Kuzminski, owner, for a modification to the "C" District regulations for property at No. 15 Proctor Boulevard; Gibson Neighbourhood;
Public Meeting 3:30 p.m.
7. Zoning Application ZA-85-94, F. Cassano, owner, for a modification to the "H" District regulations for property at No. 660 Upper James Street; Bonnington Neighbourhood;
Public Meeting 3:30 p.m.
8. Zoning Application ZA-85-99, T. Smith, lessee, for a modification to the "C" District regulations for property at No. 263 Mohawk Road West; Rolston Neighbourhood;
Public Meeting 3:30 p.m.
9. Proposed amendments to the Riverdale East Neighbourhood Plan.
(P5.2.114)
10. Comments on The Proposed Glanbrook Official Plan.
(P7.3.3)

AGENDA - 7:30 p.m.

1. Joint Public Meeting of Planning and Development and Transport and Environment Committees relative to the North End, East and West Traffic Study.
(P5.2.106).
Joint Public Meeting - 7:30 p.m.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

NOTICE OF MEETING

Planning and Development Committee
Wednesday, 1986 February 12,
2:00 o'clock p.m.
Room 233, City Hall

John Thompson

John Thompson, Secretary,
Planning and Development Committee

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AGENDA

1. Approval of the Minutes of the Meetings held, January 7th, 15th and 24th, 1986.
2. Building Department
 - (a) Residential Rehabilitation Programme
 - 248 Stanley Avenue
 - PRIVATE AND CONFIDENTIAL (In Camera)
 - (b) Demolition Permits
3. Community Development Department
 - (a) Ontario Home Renewal and Hamilton Rehabilitation Programmes
 - i) Applications
 - ii) Grants/Loans (PRIVATE & CONFIDENTIAL)
 - (b) Ontario Home Renewal Programme Rental
4. Real Estate
 - (a) Termination of the Sale of Lot 5, Plan M-227, Hamilton Industrial Park No. 1
5. Information Items
 - (a) Sheraton Hotel
 - i) Parking Agreement - David C. Freeman, City Architect
 - ii) Ground Lease - D. A. Powers, City Solicitor's Department
 - (b) Ontario Waste Management Corporation



WP.DOC. 1920P

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

February 4, 1986

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room
233, City Hall on Wednesday, February 12, 1986 at 3:00 p.m.

Secretary
Planning and Development Committee

1. Site Plan Control Application DA-85-59, D. DeRosa, owner, of property at the north-west corner of Wilson Street and Sanford Avenue North; Gibson Neighbourhood.
2. Site Plan Control Application DA-86-02, F. Eason, owner, of property at No. 152 Golden Orchard Drive; Gourley Neighbourhood.
3. Site Plan Control Application DA-85-09, request to release the owner from the Undertaking of Site Plan Control Application DA-85-09, Sol. D. Frankel, owner, of lands at 51 Caroga Court; Gilbert Neighbourhood.
4. Zoning Application ZA-85-106, J. Chiarelli, owner, for a modification to the "E-3" District regulations for property at No. 87 Augusta Street; Corktown Neighbourhood.
Public Meeting - 3:15 p.m.
5. Zoning Application ZA-85-82, H.R.S. Investments Limited, prospective owner, for a change in zoning from "DE" to "G" for lands at the north-west corner of Upper Gage Avenue and Lockton Crescent; Lawfield Neighbourhood.
Public Meeting - 3:15 p.m.

6. Zoning Application ZA-85-95, Ontario Land Corporation, owner, for a change in zoning from "AA" to "RT-20" for lands on the south side of Limeridge Road East, between Upper Sherman Avenue and the Hydro Transmission line; Thorner Neighbourhood.
Public Meeting - 3:30 p.m.
7. Zoning Application ZA-85-105, A. Tsakos, lessee, for a modification to the "H" District regulations for property at No. 918 Main Street West; Westdale South Neighbourhood;
Public Meeting - 3:30 p.m.
8. Zoning Application ZA-85-104, Dr. N. Gagic, owner and prospective owner, for a change in zoning from "D" to "H" for properties at Nos. 304 to 326 Victoria Avenue North; Landsdale Neighbourhood.
Public Meeting - 3:45 p.m.
9. City Initiative C.I. 85-P, City of Hamilton, owner, for a change in zoning from "D" to "H" for property at No. 255 West Avenue North; Landsdale Neighbourhood.
Public Meeting - 4:00 p.m.
10. Zoning Application ZA-85-97, W. Galdenzi, c/o RealCan Realty Ltd., prospective owner, for a further modification to the "G" District regulations, for property at the south-west corner of Mohawk Road West and Upper Horning Road; Fessenden Neighbourhood.
Public Meeting - 4:15 p.m.
11. Site Plan Control Application DA-85-37, access to proposed townhouses, at the rear of Nos. 205-209 Quigley Road; Vincent Neighbourhood. (REPORT FROM LEGAL DEPARTMENT)
4:30 p.m.
12. Review of the "M-11" and "M-12" (Prestige Industrial) District regulations.
13. Application for Extension of Draft Approval:

Oakland Park Extension No. 4, File No.: 25T-79022
14. Urban Design Committee (Report from Central Area Plan Advisory Committee).
(P5-4-7-13)
15. Residential Enclaves - Capital Budget submission.
(P5-2-69)
16. Review of Residential Districts - Alderman Don Ross

URBAN/MUNICIPAL

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THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

FEB 25 1986

NOTICE OF MEETING

Planning and Development Committee
Wednesday, February 26, 1986
2:00 o'clock, p.m.
Room 233, City Hall


John Thompson, Secretary
Planning and Development Committee

AGENDA

2:00 o'clock p.m. - Public Meeting - Application from
Mr. P. Pappas - 103 King Street East, Re: second storey addition
to existing Boulevard Cafe.

1. Minutes of the meetings held January 29, 1986.
2. Building Department
 - (a) 1986 Annual Conference of the Ontario Association of Committees of Adjustment
 - (b) Demolition Permits
3. Real Estate Department
 - (a) Sale of vacant City owned land - 425 York Boulevard
 - (b) Quit Claim Deed - Release of Building Covenants
4. Commissioner of Engineering - Cash Payment in Lieu of 5% Parkland Dedication - "Wentworth Meadows"
5. Information Items
 - (a) City Solicitor - Retention of the Law Firm of Weir and Foulds
 - (b) Finance Committee - Current Budgets - 5% increase as goal
 - (c) Community Development - Residential Rehabilitation Programme

JDT:tb



W.P. DOC. 0050P

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

February 18, 1986

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room 233,
City Hall on Wednesday, February 26, 1986 at 3:00 p.m.

Secretary
Planning and Development Committee

1. Site Plan Control Application DA-85-64, K. F. Begadon, owner, of lands on the south side of Hempstead Drive, west of Nebo Road; Rymal Neighbourhood.
2. Site Plan Control Application DA-86-01, Two-Way Construction Limited, owner, of property at No. 267 Mount Albion Road; Vincent Neighbourhood.
3. Site Plan Control Application DA-86-03, Ferrell Builders Supply, lessee, of properties at Nos. 1543 and 1549 Rymal Road East; Hannon North Neighbourhood.
4. Zoning Application ZA-85-110, 59631 Ontario Limited (R. Burt, President) prospective owner, for a change in zoning from "AA" to "HH" for properties at Nos. 2804, 2808 and 2810 King Street East; Gershome Neighbourhood.
Public Meeting - 3:15 p.m.
5. Zoning Application ZA-85-111, Wentworth Construction and Planning, prospective owner, for a change in zoning from "L-mr-2" to "E" for property at No. 124 Walnut Street South; Corktown Neighbourhood.
Public Meeting - 3:15 p.m.

6. Zoning Application ZA-85-112, S. McPhail, lessee, for a further modification to the "D" District regulations for property at No. 287 Main Street West; Kirkendall North Neighbourhood.
Public Meeting - 3:15 p.m.
7. Walkway closure between Larch Street and Northgate Drive, Lisgar Neighbourhood. (P5-2-97)
Public Meeting - 3:45 p.m.
8. North End Traffic Study (P5-2-106).
4:00 p.m.
9. Condominium Application 25CDM-85009 (City File SA-85-23) Branocon (Hamilton) Ltd., owners, of lands on the east side of East Avenue, north of Main Street; Landsdale Neighbourhood.
10. Subdivision Application SA-85-20, "Gagliano Gardens", DiCenzo Construction Limited, owner, of lands located north of Rymal Road East, west of Upper Gage Avenue; Eleanor Neighbourhood.
11. Proposed By-law to remove Part-Lot Control from Lots 34 to 50 inclusive, Registered Plan No. M-384, Rolga Heights Subdivision.
12. Restaurant with a View (P5-4-7-1)

URBAN/MUNICIPAL

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ION OF THE CITY OF HAMILTON
et West, Hamilton, Ontario L8N 3T4

APR 08 1986
NOTICE OF MEETING

Planning and Development Committee
Wednesday, 1986 April 9
2:00 o'clock p.m.
Room 233, City Hall

John Thompson
John Thompson, Secretary,
Planning and Development
Committee

AGENDA

1. Minutes of the Meeting held 1986 March 26
2. Building Department
 - (a) Demolition Permits
 - (b) Building Permits for small projects
3. Community Development Department
 - (a) Downtown Hamilton Action Plan; and, Presentation to the Planning and Development Committee - Invoice for Services, du Toit, Allsopp, Hillier
 - (b) Downtown Hamilton Action Plan - Phase IIIB
Construction Supervision - Retention of Consultants
 - (c) Ontario Home Renewal and Hamilton Rehabilitation Programmes
- Applications
 - (d) Ontario Home Renewal Programme
- Approval of Grants/Loans (PRIVATE AND CONFIDENTIAL)
4. Commissioner of Engineering - Cash Payment in Lieu of 5% Parkland Dedication - Kingsberry Gardens - Phase III

5. Director of Purchasing
 - (a) Supply and Install Concrete Poles - Downtown Action Plan
 - (b) Supply, Delivery and Installation of Banner Arms Complete Mounting Hardware, Downtown Action Plan
6. Proposed Conversion of Apartment to Lodging Home - 4-8 Longwood Road North - Alderman Kiss
7. Sheraton Hotel - Parking Garage - Report from Chief Administrative Officer

JDT:tb



W.P. DOC. 0050P

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

April 1, 1986

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room 233,
City Hall on Wednesday, April 9, 1986 at 3:00 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 p.m.

1. Site Plan Control Application DA-86-09, 537546 Ontario Inc., owner, of property at No. 190 Hempstead Drive; Rymal Neighbourhood.
2. Site Plan Control Application DA-86-21, A. Sourdos, owner, of property at No. 1492 Upper James Street; Kennedy East Neighbourhood.
3. Site Plan Control Application DA-86-22, 560973 Ontario Ltd., owner, of property at No. 544 Limeridge Road East; Thorner Neighbourhood.
4. Zoning Application ZA-86-13, Tenneco Canada Inc., owner, for a change in zoning from "C" to "H" for property at the rear of No. 824 Fennell Avenue East; Macassa Neighbourhood.
Public Meeting - 3:15 p.m.
5. Zoning Application ZA-86-15, A. Kumar, owner, for a change in zoning from "AA" and "D" to "HH" for property on the west side of Upper Sherman Avenue in the area north of Limeridge Road East; Thorner Neighbourhood.
Public Meeting - 3:15 p.m.

6. Zoning Application ZA-86-14, Novoco Enterprises Ltd. and M. Pestana-Roca and L. Pestana-Roca, owners, for a change in zoning from "R-4" to "C" for lands on the west side of Upper Paradise Road and Megna Court; Gurnett Neighbourhood.
Public Meeting - 3:30 p.m.
- 7a) Gershome Neighbourhood Plan Amendments (P5-2-47)
Public Meeting 3:30 p.m.
- b) Proposed Automobile Service Station/Commercial Premises - South-east corner of King Street East and Greenhill Avenue; Gershome Neighbourhood (P5-2-47 / ZA-85-110)
- 8a) Subdivision Application SA-84-10, Nash Orchard Heights and Zoning Application ZA-84-75, W. I. Nash, owner, for a change in zoning from "AA" to "A", "C" and "G" for lands on the south side of King Street East in the area west of Greenhill Avenue; Gershome Neighbourhood.
- b) Subdivision Application SA-86-22, Nash Orchard Heights South and Zoning Application ZA-86-01, W. I. Nash, owner, for a change in zoning from "AA" to "A" and "C" for lands in the area south of King Street East and west of the proposed extension of Greenhill Avenue; Gershome Neighbourhood.
- c) Subdivision Application SA-85-21, Nash Orchard Heights West and Zoning Application ZA-86-02, W. I. Nash, owner, for a change in zoning from "AA" to "A" and "C" for lands in the area south of King Street East and west of the proposed extension of Greenhill Avenue; Gershome Neighbourhood.
Public Meeting - 3:30 p.m.
9. Subdivision Application SA-86-01, Villa D'Este Gardens Phase "2", DiCenzo Construction Co. Ltd., owner, of lands west of Upper Ottawa Street and south of Tunbridge Crescent; Templemead Neighbourhood.
10. Subdivision Application SA-85-25, Aspen West Survey and Zoning Application ZA-85-107, Benemar Construction and R. Shelley Construction, owner and prospective owner, of changes in zoning from "AA" to "RT-10" (modified) for lands on the west side of Upper Wentworth Street, south of the proposed Mountain Freeway; Crerar Neighbourhood.
11. Authorization for Public Meeting - Ryckmans Neighbourhood (P5-2-119)
12. Hamilton Beach Study - For Information Only (P5-2-60)

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DEPUTY CITY CLERK

MAY 01 1986



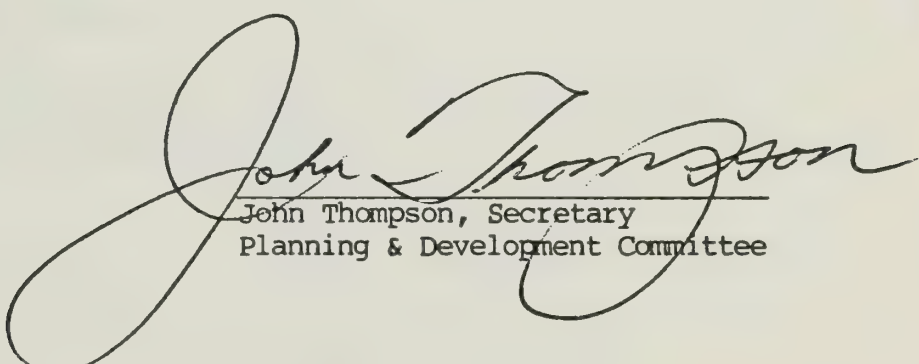
CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

NOTICE OF MEETING

Planning and Development Committee
Wednesday, 1986 April 30
2:00 o'clock p.m.
Room 233, City Hall


John Thompson, Secretary
Planning & Development Committee

AGENDA

1. Alderman Paul Cowell re: garbage and debris in Plazas.
2. Minutes of the meetings held 1986 March 26.
3. Building Department
 - (a) Correspondence from Building Commissioner re: Court charges against the owners of 1543 Rymal Road East and 201 and 205 Quigley Road. (Information Only).
 - (b) Demolition Permits.
4. Community Development Department
 - (a) Hamilton Downtown Action Plan; Use of Trolley Buses in the Downtown Core.
 - (b) Hamilton Community Heritage Fund.
 - (c) Grants for the Handicapped - 231 Tragina Avenue North.
- (Private and Confidential).
5. Real Estate Department
 - (a) Landscaping Regional Transfer Station -Goderich Road.
6. Information Items
 - (a) Downtown Action Plan - Phases I and II - Statements of Expenditures.

6. Zoning Application ZA-86-18, Seebeck Construction Co. Ltd., and Shelley Construction Co. Ltd., owners, for a change in zoning from "L-c" to "HH" for property on the north side of Rymal Road East in the area west of Upper Ottawa Street; Templemead Neighbourhood.
Public Meeting - 3:15 p.m.
7. Zoning Application ZA-86-21, G. McDougall Ent. Ltd., owner, for a change in zoning from "A", "JJ" and "M-13" to "M-13" (Modified) for property at No. 467 Charlton Avenue East; Stinson Neighbourhood.
Public Meeting - 3:15 p.m.
8. Zoning Application ZA-86-22, Roybuc Investments Ltd., owner, for a modification to the "G" District regulations, for property at No. 131 Aberfoyle Avenue; Rosedale Neighbourhood.
Public Meeting - 3:30 p.m.
9. Zoning Application ZA-86-24, I. McDonald, owner, for a modification to the "G" District regulations for property at No. 302 Brucedale Avenue East; Inch Park Neighbourhood.
Public Meeting - 3:30 p.m.
10. Zoning Application ZA-86-17, Arosa Properties Ltd., owner, for a change in zoning from "G" to Commercial/Residential, for lands at the south-west corner of Stone Church Road West and Upper Paradise Road; Falkirk West Neighbourhood.
Public Meeting - 3:45 p.m.
11. Subdivision Application SA-86-04 and Zoning Application ZA-86-08, Novoco Enterprises Ltd., owner, for a change in zoning from "AA" to "A" and "C" for lands on the north side of Stone Church Road West, in the area west of Upper Paradise Road; Gurnett Neighbourhood.
Public Meeting - 3:45 p.m.
12. Subdivision Application SA-85-26, Robert Shelley Construction Limited, owner, of lands south of the proposed Mountain Freeway and west of Upper Wentworth Street; Crerar Neighbourhood.
13. Subdivision Application SA-86-05, Mitchell General Contractors (Hamilton) Limited, owners, of lands on the west side of Kenora Avenue, north of Queenston Road; Kently Neighbourhood.
14. Urban Design Committee (P5-4-7-13).



THE CORPORATION OF THE CITY OF HAMILTON

City Hall, 71 Main Street West, Hamilton, Ontario L8N 3T4

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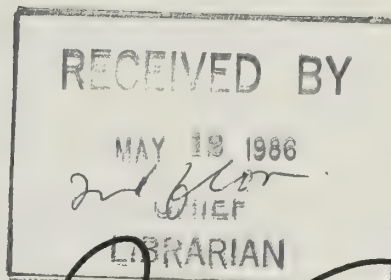
NOTICE OF MEETING

MAY 14 1986

Planning and Development Committee
Wednesday, May 14, 1986

2:00 o'clock p.m.
Room 233, City Hall

7:30 o'clock p.m.
Second Floor Foyer, City Hall



John Thompson
John Thompson, Secretary
Planning and Development
Committee

A G E N D A

1. Minutes of the Meeting held 1986 April 9
2. Building Department
 - (a) Demolition Permits
 - (b) Staffing - Inspection Division
3. Community Development Department
 - (a) Downtown Action Plan, Phase III-B; Streetscape Treatment to Hughson Street North from King to King William Streets and authorization to proceed to public tender for construction.
 - (b) Grants for the Handicapped, Mr. & Mrs. William Prodaniuk, 208 East 21st Street. (PRIVATE AND CONFIDENTIAL)
 - (c) Ontario Home Renewal Programme and Hamilton Rehabilitation Programme - Applications
 - (d) Ontario Home Renewal Programme (O.H.R.P.) - Approval of Grants/Loans (PRIVATE AND CONFIDENTIAL)



4. Real Estate Department

- (a) Request for extension of the construction commencement date and completion date for the owner of Lot 12, D.B. Savage Industrial Sales Limited in the Hamilton Mountain Industrial Park No. 1.
- (b) Sale of Lot 9 & Block 16, Plan M-352, Hamilton Mountain Industrial Park No. 3 to 609892 Ontario Limited.
- (c) Sale of Block 101 (lands bounded by York Blvd., Bay, Napier and Caroline Streets) to 601210 Ontario Inc.
- (d) Sale of an additional 48 feet of City lands located on the south side of Burlington Street East to O'Sullivan Automotive Ltd.

5. Sheraton Hotel Parking

Note: See memorandums from D. A. Powers, City Solicitor's Office and D. C. Freeman, City Architect

6. Commissioner of Engineering - Cash Payment in Lieu of 5% Parkland Dedication - Ridgeview Estates - Phase 1.

JDT/LM



W.P. DOC. 0050P

CITY HALL
HAMILTON, ONTARIO
L8N 3T4**THE CORPORATION OF THE CITY OF HAMILTON**

PLANNING AND DEVELOPMENT COMMITTEE

May 6, 1986

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room 233,
City Hall on Wednesday, May 14, 1986 at 3:00 p.m. and in the lobby at 7:30 p.m.

Secretary
Planning and Development Committee

AGENDA - 3:00 p.m.

1. Site Plan Control Application DA-86-07, West Highland Management Limited, prospective owner, of property at the south-west corner of Stone Church Road West and Garth Street; Sheldon Neighbourhood.
 2. Site Plan Control Application DA-86-25, Dr. N. Gagic, owner, of properties at Nos. 304 to 326 Victoria Avenue North; Landsdale Neighbourhood.
 3. Site Plan Control Application DA-86-29, T. Shevchenko Home for the Aged owner, of property at No. 190 Gage Avenue South; Bleakely Neighbourhood.
 4. Site Plan Control Application DA-86-35, Paratus Investors Corp. Limited, owner, of lands at the south-west corner of King Street West and Paradise Road South; Westdale South Neighbourhood.
 5. Site Plan Control Application DA-86-21, A. Sourdos, owner, of property at No. 1492 Upper James Street, Kennedy East Neighbourhood.
 6. Zoning Application ZA-86-23, W. Stables, prospective owner, for a change in zoning from "A" to "D" for property adjacent to No. 83 Jones Street; Strathcona Neighbourhood.
- Public Meeting - 3:15 p.m.

7. Zoning Application ZA-86-25, A. Ammendolia, owner, for a modification to the "E-3" District regulations for property at No. 190 Catharine Street South; Corktown Neighbourhood.
Public Meeting - 3:15 p.m.
8. Zoning Application ZA-86-28, Municipal Non-Profit (Hamilton) Housing Corporation, prospective owner, for a change in zoning from "C" to "DE-3" and "RT-20", for property at No. 75 Wentworth Street North; Landsdale Neighbourhood.
Public Meeting - 3:15 p.m.
9. Zoning Application ZA-86-03 and ZA-86-30, Estate of S. Wasserman, owner, for a change in zoning from "AA" to "R-4", modified and "RT-20" for lands on the south side of Limeridge Road East and east of Upper Wellington Street; Bruleville Neighbourhood.
Public Meeting - 3:30 p.m.
10. Zoning Application ZA-86-34, A. and M. Cunha, owners, for a change in zoning from "D" to "H" and a modification to the "H" District regulations for property at No. 366 Barton Street East, Landsdale Neighbourhood.
Public Meeting - 3:30 p.m.
11. Zoning Application ZA-86-27, Suncor Inc., owner, for a change in zoning from "AA" and "C" to "G" for lands on the east side of Upper Gage Avenue and north of Loconder Drive; Quinndale Neighbourhood.
Public Meeting - 3:45 p.m.
12. Zoning Application ZA-86-26, T. Rielly, owner, for a change in zoning from "C" to "H" for property at No. 938 Concession Street; Raleigh Neighbourhood.
Public Meeting - 4:00 p.m.
13. Subdivision Application SA-86-02, 283530 Ontario Corporation, owner, to establish a draft plan of condominium, for property on the west side of Upper Ottawa Street, north of Stone Church Road, Quinndale Neighbourhood.
14. Subdivision Application SA-86-11, Stonegate Manor - Phase 2, Stanlow Holdings Ltd., owner, of lands in the area south of Taymall Street and west of Upper Ottawa Street; Templemead Neighbourhood.
15. Comments on Regional Official Plan Amendment No. 23 (P-7-3).

16. Review of Application 10/HW/86 to amend the Niagara Escarpment Plans.
17. Review of Application 11/HW/86 to amend the Niagara Escarpment Plan.
18. Proposed Plan for Kennedy East and West Neighbourhoods (P5-2-83 and P5-2-84)

AGENDA -7:30 p.m.

1. City Initiative C.I.-85-F, Amendment to the Hamilton Zoning By-law No. 6593 respecting Outdoor Patios.
Public Meeting - 7:30 p.m.
2. Riverdale East Neighbourhood Plan Review (P5-2-114)
Public Meeting - 7:45 p.m.
3. City Initiative C.I.-81-P, Revisions to By-law No. 83-229.
Public Meeting - 8:00 p.m.
4. McNally Property - Red Hill Neighbourhood (P5-2-113).
Public Meeting - 8:30 p.m.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



John Thompson
Mrs. J. McAnanama
Chief Librarian
Hamilton Public Library

L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1986 May 22

HAMILTON LIBRARY

Notice of Meeting

Planning and Development Committee
Wednesday, 1986 May 28
2:00 o'clock p.m.
Room 233, City Hall

GOVERNMENT DOCUMENTS

John Thompson
John Thompson, Secretary,
Planning and Development
Committee

AGENDA

1. Minutes of the Meeting held 1986 April 30
2. Building Department
 - (a) Demolition Permits
3. Community Development Department
 - (a) Commercial Facade Programme
 - (b) International Village Business Improvement Area;
appointments to the Board of Management, Proposed Operating
Budget and Schedule of Payments and Amendment to the
Designating By-law
 - (c) Downtown Hamilton Action Plan, James Street North.
Streetscape (Phase V) - Provision of Financing for Planning
and Design

4. Real Estate Department

- (a) Request for extension of the construction commencement date for the owner of Lot 1 - Hamilton Mountain Industrial Park No. 3
- (b) Sale of 768 Burlington Street East
- (c) Sale of Lot 2, Plan M-352, Hamilton Mountain Industrial Park No. 3 to Ontario Auto Collision Limited

5. Firestone - Parking - Chief Administrative Officer - Report to Follow

Sheraton Hotel Parking - Report to follow

6. Commissioner of Engineering - Cash Payment in Lieu of 5% Parkland Dedication

- (a) Roma Gardens - Phase 1
- (b) Courtland Estates

7. Executive Committee - Zoning and Development
- Highway 20 and Main Street West

8. Local Architectural Conservation Advisory Committee

- (a) Designations
 - i) St. Paul's Presbyterian Church, James Street South
 - ii) Hamilton Waterworks - 1913 Pumping Station
 - iii) High Level Bridge, York Boulevard
 - iv) Mercantile Bank, 47 James Street South
- (b) Application to alter designated building - 27 Bold Street
- Pasadena Apartments

9. Information Items

- (a) Engineering Services Committee - Landscaping - Kenora Transfer Station
- (b) Statement of Expenditures for Phases 1 and 2 - Downtown Action Plan



W.P. DOC. 0050P

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

May 20, 1986

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

Meeting of the Planning and Development Committee will be held in Room 233,
City Hall on Wednesday, May 28, 1986 at 3:00 p.m.

Secretary
Planning and Development Committee

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1. Site Plan Control Application DA-86-13, Willsonia Industries Ltd., owner, of properties at Nos. 1016 to 1032 Upper Wentworth Street; Bruleville Neighbourhood.
 2. Site Plan Control Application DA-86-19, Jessett Investments Ltd., owner, of properties at Nos. 127 to 135 King Street East; Beasley Neighbourhood.
 3. Site Plan Control Application DA-86-26, Bruce and Debby Rankin, prospective owners, of property on the west side of Dartnall Road, south of Stone Church Road; Rymal Neighbourhood.
 4. Site Plan Control Application DA-86-30, Ontario Housing Corporation, owner, of property bounded by James Street North, Strachan Street, MacNab Street North and Ferrie Street West; North End West Neighbourhood.
 5. Site Plan Control Application DA-86-31, Texaco Canada Inc., owner, of property located at No. 645 York Boulevard; Strathcona Neighbourhood.

6. Site Plan Control Application DA-86-34, Ritlyn Investments Limited, owner, of property located at No. 136 Wilson Street; Beasley Neighbourhood.
7. Zoning Application ZA-86-32, Mor Car Wash Limited, owner, of property located at Nos. 432 to 444 Main Street West; Strathcona Neighbourhood.
Public Meeting - 3:15 p.m.
8. Subdivision Application SA-86-08 and Zoning Application ZA-86-09, Ontario Land Corporation, owner, for a change in zoning from "B", "D" and "RT-20" to "C" for lands on the west side of Upper Sherman Avenue in the area north of Stonechurch Road East; Rushdale Neighbourhood.
Public Meeting - 3:15 p.m.
9. Subdivision Application SA-86-09 and Zoning Application ZA-86-10, Cochren Construction Company Limited, owner, for a change in zoning from "AA" to "C" and "HH" for lands on the west side of Greenhill Avenue and south of King Street East; Gershome Neighbourhood.
Public Meeting - 3:30 p.m.
10. Zoning Application ZA-86-31, G. Bertelman and N. Hauser, prospective owners, for a change in zoning from "AA" to "C" and "RT-20" for property located at No. 648 Upper Paradise Road; Fessenden Neighbourhood.
Public Meeting - 3:30 p.m.
11. Zoning Application ZA-86-29, Aiden Tuite, Peter and John Zourntos and Peter Hatzoglow, prospective owners, for a change in zoning from "B" to "G" modified, for property located at the south-west corner of Rymal Road East and Ryckman Street; Allison Neighbourhood.
Public Meeting - 3:45 p.m.
12. Subdivision Application SA-79-11, "Oakland Park Extension No. 4", Adisco Limited, owner, Request to delete a Condition of Draft Approval; Riverdale East Neighbourhood.
13. Subdivision Application SA-85-17, Mrs. Constance Adam, owner, to establish a Draft Plan of Condominium; Durand Neighbourhood.
14. Cash-in-Lieu of Parking Requirements (P5-4-33)
15. Restaurant With-a-View (P5-4-7-3)
16. Urban Design Committee - Terms of Reference (P5-4-7-13)



W.P. DOC. 0050P

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

August 29, 1986

HAMILTON PUBLIC LIBRARY

SEP 1 1986

TO: THE CHAIRMAN AND MEMBERS
OF THE CITY OF HAMILTON
PLANNING AND DEVELOPMENT COMMITTEE

GOVERNMENT DOCUMENTS

Meeting of the Planning and Development Committee will be held in Room 233,
City Hall on Wednesday, September 10, 1986 at 3:00 p.m.

Secretary
Planning and Development Committee

1. Site Plan Control Application DA-86-47, by McDonald's Restaurant of Canada Limited, prospective owners, of lands at the rear of 1051 King Street East; Crown Point Neighbourhood.
2. City Initiative C.I.-86-I - Encroachment of Alcoves into the required side or rear yard.
Public Meeting - 3:00 p.m.
3. Zoning Application ZA-86-56, Freure Home Limited, prospective owner, for a change in zoning from "G-3", "C" and "J" to "DE-3", modified, for property at No. 101 Broadway Avenue; Ainslie Wood East Neighbourhood.
Public Meeting - 3:00 p.m.
4. Zoning Application ZA-86-60, S.P. and M. Mercanti, prospective owner, for a modification to the "M-14" regulations for property at the south-east corner of Stone Church Road East and Anchor Road; Hannon North Neighbourhood.
Public Meeting - 3:15 p.m.
5. Zoning Application ZA-86-61, Ontario Auto Collision Ltd., prospective owner, for a modification to the "M-12" regulations for property municipally known as No. 1124 Rymal Road East; Hannon West Neighbourhood.
Public Meeting - 3:15 p.m.

6. Subdivision Application SA-86-17 and Zoning Application ZA-86-59, K. McNally, owner, for a change in zoning from "AA" to "C" for lands on the east side of Mount Albion Road in the area south of Redhill Avenue; Red Hill Neighbourhood.
Public Meeting - 3:30 p.m.
7. Zoning Application ZA-86-50, R. Leggat, owner, for a change in zoning from "AA" to "HH" for property at No. 1002 Upper Gage Avenue; Lawfield Neighbourhood.
8. Subdivision Application SA-82-03, The Regional Municipality of Hamilton-Wentworth, owner, of property in the area south of Rymal Road East and west of Glover Road; Hannon South Neighbourhood.
9. Condominium Application SA-86-16, West Highland Management Limited, owner, of property at the south-west corner of Stone Church Road West and Garth Street; Falkirk East Neighbourhood.
10. Request by the Applicant to amend a condition of draft approval by the City of Hamilton for the "Nash Orchard Heights West" proposed draft plan of subdivision. (File No. SA-85-21).
11. Processing of Site Plan Control Applications (File No. 4143).
12. Site Plan Control Applications approved under Summer Procedures - (For Information).
13. Authorization for Public Meeting - Carpenter Neighbourhood (File No. P5-2-20).
14. Enclaves Clearance - Proposals (File No. P5-2-69).

1

F O R A C T I O N

FROM Planning and Development Department

DATE August 14, 1986

TO Planning and Development Committee

Refer To File No. DA-86-47

Crown Point Neighbourhood

Attention Of V. J. Abraham

PROPOSAL

Plans have been submitted in accordance with the condition of approval of Zoning Application ZA-85-09 which was approved by the Planning and Development Committee at its meeting of March 27, 1985. A new parking area for 14 vehicles is to be developed at the rear of the lands of 1051 Main Street East and is to be used in conjunction with the adjacent existing McDonald's Restaurant.

A 3.0 m wide planting strip and a 1.8 m (6 feet) high visual barrier are provided along the northerly and westerly boundaries abutting the residential properties. A new 1.8 m high visual barrier is to be constructed along the lot boundary abutting No. 1266 King Street East.

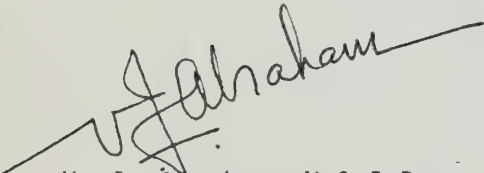
The plan also includes the following notes which had been discussed and agreed upon by the proprietor at the time of the Zoning Application:


"That the extended parking lot not be used beyond 9:00 p.m. and that a chain be placed across the entrance to prohibit entry."

RECOMMENDATION

That the approval be give to Site Plan Control Application DA-86-47 by McDonald's Restaurant of Canada Limited, prospective owner of lands at the rear of 1051 King Street East, for development of parking lot area, subject to the following:

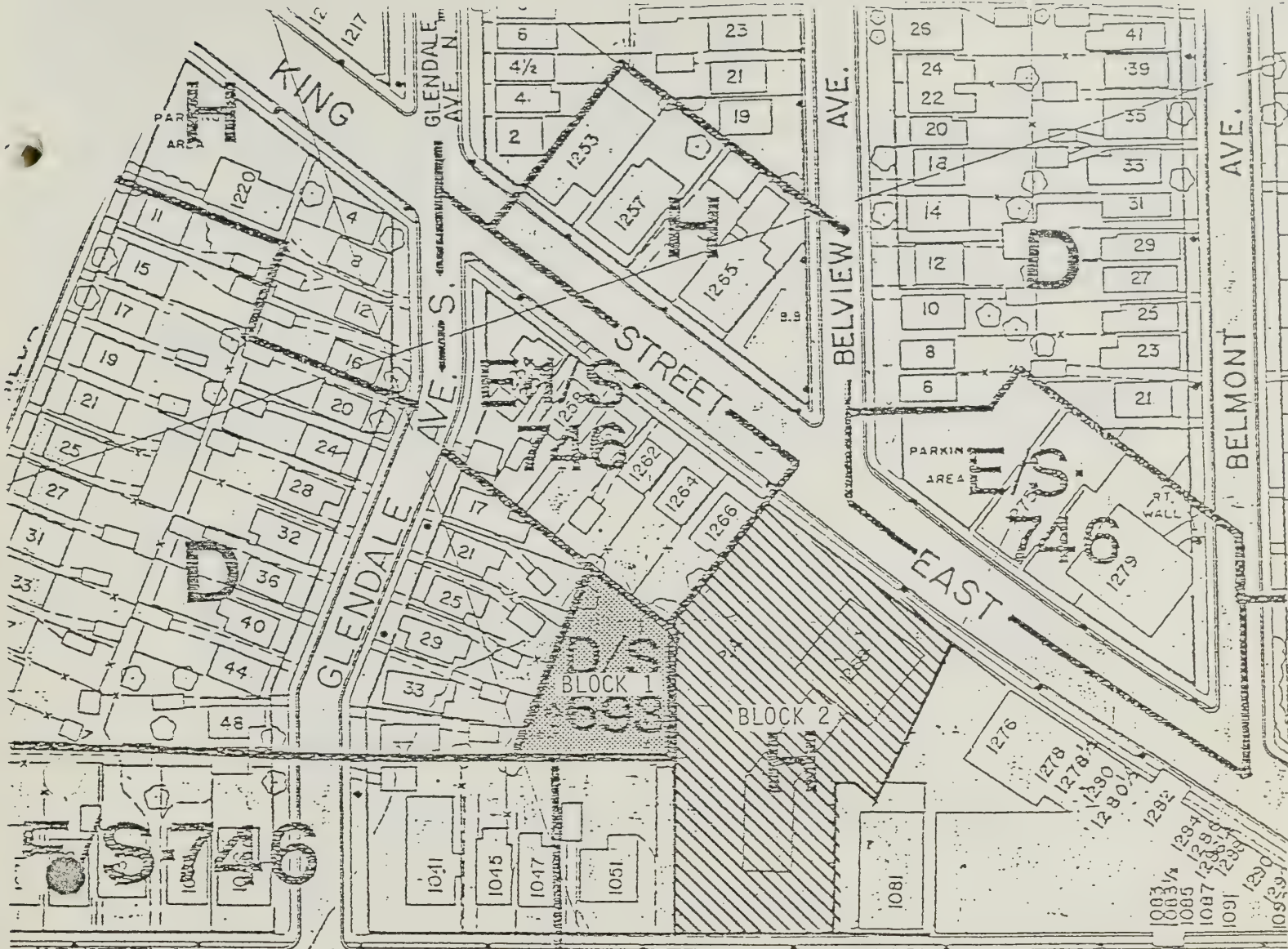
- (a) modification to the plans related to dimensions, notes, and grades as marked in red on the plan; and
- (b) finalization of the by-law to implement approval of Zoning Application ZA-85-09.


V. J. Abraham, M.C.I.P.
Director of Local Planning

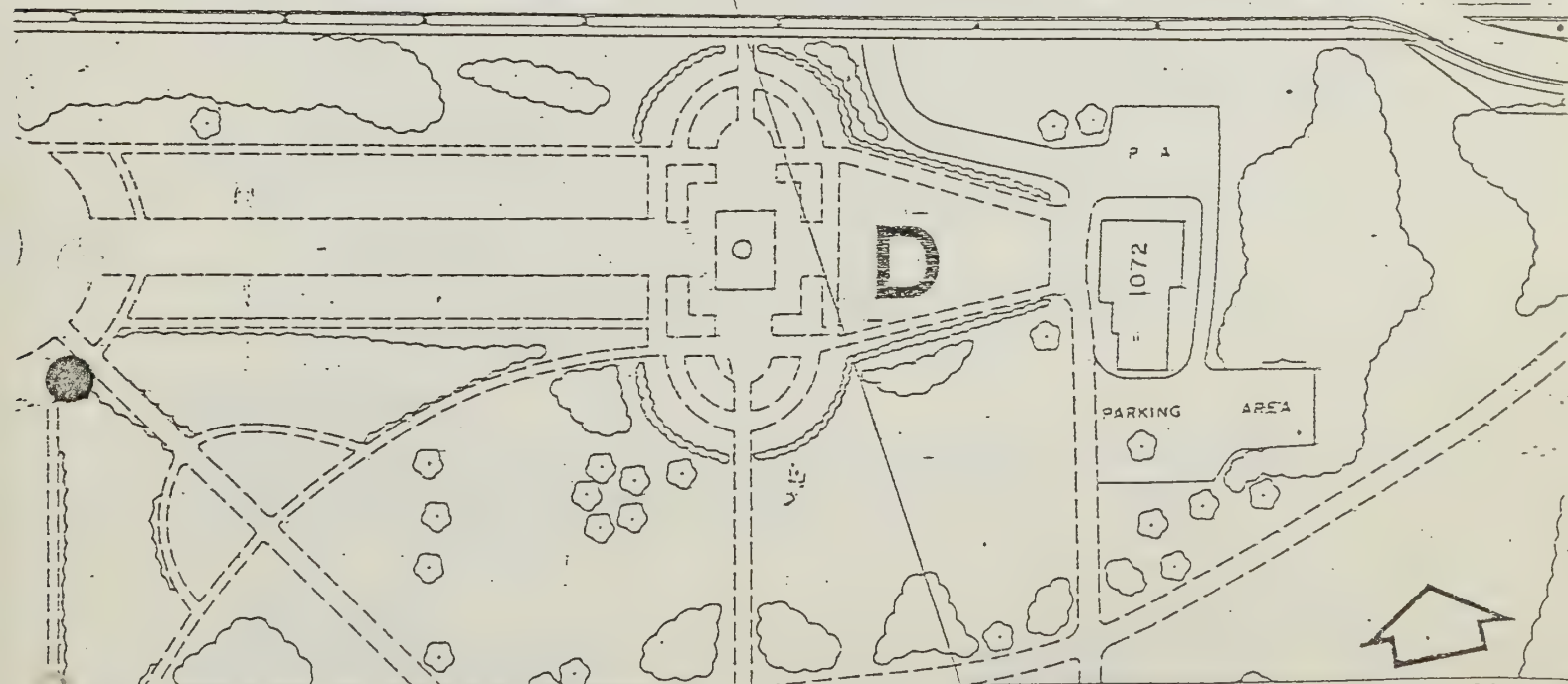


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MAIN STREET EAST



ZA85-09

BLOCK 1

Change in zoning from "D" to "G-3" Modified to permit parking of automobiles

BLOCK 2

Lands to be regulated under Site Plan Control By-law 79-275

F O R A C T I O N

2

FROM Planning and Development Department

DATE July 21, 1986

TO Planning and Development Committee

Refer To File No. CI 86-I

Attention Of V. J. Abraham

PROPOSAL

A text amendment to Section 2 (Interpretation and Definition) and Section 18 (Supplementary Area Requirements and Modifications) to permit alcoves to encroach into side and rear yards.

RECOMMENDATION

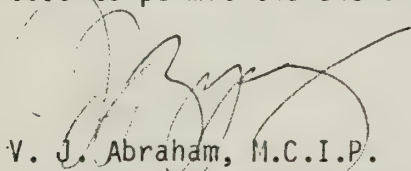
1. That approval be given to City Initiative CI 86-I to amend Section 2 (Interpretation and Definition) and Section 18 (Supplementary Area Requirements and Modifications) of Zoning By-Law No. 6593 to permit alcoves to encroach on side and rear yards on the following basis:
 - a) That Section 2. (2) J be amended by adding the following new definition:


"(i) An alcove shall mean a rectangular shaped portion of a building cantilevered and projecting beyond the main outside face of a building."
 - b) That Sections 2.(2) J.(i) and (ia) be renumbered as Sections 2.(2) J.(ia) and (iaa) respectively.
 - c) That Section 18.3 (vi) be amended by adding the following new clause:

"(cccc) An alcove may project into a required side yard or rear yard not more than 0.6m (2.0 ft.) and may have a maximum length of 3.0m (9.8 ft.)."
 - d) That the City Solicitor be directed to prepare a by-law to amend Zoning By-Law No. 6593.
 - e) That the proposed change in zoning is in conformity with the Official Plan for the Hamilton Planning Area.

EXPLANATORY NOTE

The By-Law provides for a text amendment to Sections 2 and 18 of By Law No. 6593 to permit the encroachment of alcoves into side and rear yards.


V. J. Abraham, M.C.I.P.
Director of Local Planning


J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

BACKGROUND

The Hamilton District Home Builders Association requested the Planning and Development Department to investigate the feasibility of allowing alcoves to encroach in side and rear yards. (See the attached letter).

An alcove is a small area (approximately 2.7m x .5m (9 ft. x 1.6 ft.)) in size projecting outward from either a dining or living room. (See Appendix A for an illustration). The purpose of this recess is to make greater use of the dining or living room space by creating an area to place a hutch or similar type of furniture. Due to its small size, it cannot be used for living space.

An alcove is cantilevered and therefore has no foundation.

This is a relatively new design featured in many homes and according to some builders, it has proven to be popular.

Alcoves are not presently defined in the Zoning By Law and are not included as a permitted encroachment into side or rear yards. Therefore, the builder must apply to the Committee of Adjustment for a variance to permit this design feature.

Encroachments by alcoves are similar to other existing encroachments (bay windows, porches, etc.) and therefore are no less feasible.

COMMENTS

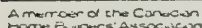
The proposal to permit alcoves to encroach in side and rear yards merits consideration for the following reasons:

- 1) Alcoves are similar to existing yard encroachments and, therefore, are no less feasible.
- 2) They permit greater use of living or dining space.
- 3) Alcoves will be limited in size -- 3.0m x 0.6m (9 ft. x 2 ft.).

CONCLUSION

Based on the foregoing, the proposal can be supported.

JH:sjf
wp2629P



TRAINING & DEVELOPMENT SOCIAL PLANNING BRANCH			
JUL 16 1980			
TO	STAFF UNIT	INFO.	ACT.
X K. A. VA	<i>[Signature]</i>		
TBA			
N			47 Grant

47 Grant Avenue Hamilton, Ontario L8N 2X4 Tel. 527-2412

LEV.			
✓ SALE			
STAFF	J.H.		✓
CART.			
ADMIN.			

Dear Mr. Abraham:

It has come to our attention through discussions with builders within our Association that a configuration known as a window alcove has no definition under your existing by-laws for encroachment into side yard area.

This type of construction is very popular with today's purchasers as it allows for better furniture arrangement in a dining room as well as providing improved natural lighting.

We would request the City of Hamilton to permit this type of encroachment into side yards under the same provisions that a bay window, a balcony or dormer are now permitted.

Your attention to this matter would be greatly appreciated.

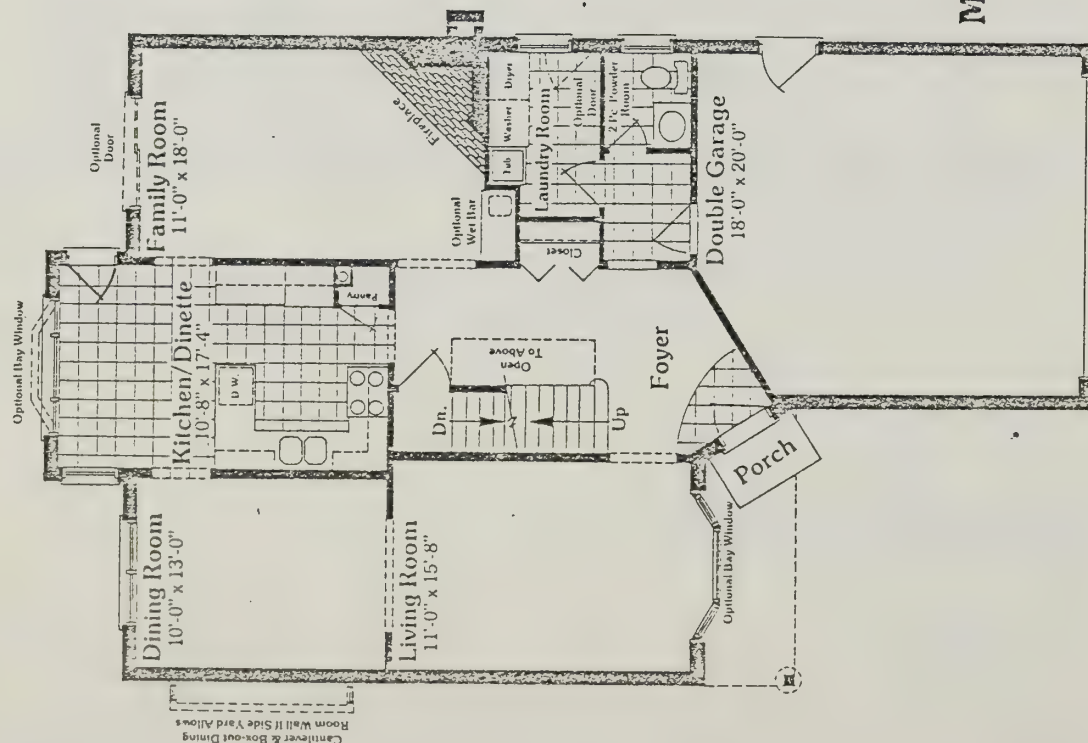
Yours truly,

Beed L

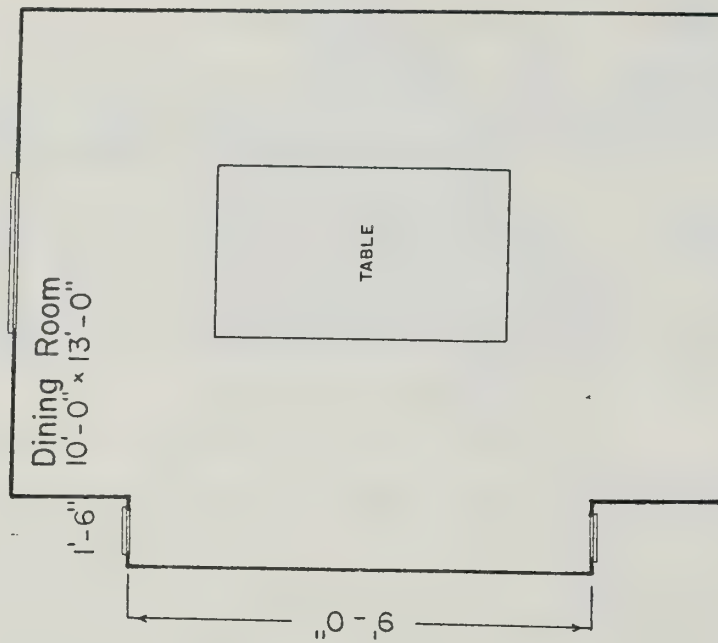
Bud Sinclair
PRESIDENT

BS/jh

Alcove By Law Requirements



MAIN LEVEL PLAN



ZA 86-56
ITEM 3

August 30, 1986

Planning and Development Department:
Secretary

We are opposed to the zoning changes proposed for Blocks 1, 2 and 3. We oppose changes to the zoning of Block 1 and 2 since it would allow apartment buildings and construction of structures over two stories high. We oppose an apartment building complex for the following reasons: An apartment complex would be a deviation from all that has gone before and an intrusion we will not accept. The area is primarily single family residential with pockets of industrial properties and a few commercial retail outlets. The community since 1941, when I first came to the area, has shown substantial improvement and continues to the present. The war-time temporary housing has been replaced by a model housing development bounded by Stroud to Bowman and Westwood to Baxter St. which is adjacent to the property in question. The development in the general area has been upgraded with the Winston Place development and the very high quality development at Wilmont and Delbrook Court. Old West Hamilton has been renovating and re-building including ourselves with major work being completed. The inclusion of an apartment complex not only will affect property values but would make many of us reconsider staying in the area.

The traffic patterns of the community allow through traffic on some very narrow streets and when parking occurs the streets effectively become one lane. This situation happens at the north end Broadway, on Haddon, west end of Royal and the worst street for congestion is Stroud from Westwood to Baxter. An influx of 45 apartments units having approx. 3 persons per unit and subsequent visitors and tradesman and the like will add to our traffic problems.

Parking in the area has been an increasing problem with the larger student population and visitors to the hospital. We have seen parking restrictions imposed and no doubt tighter restrictions will follow the proposed increase in the local population.

We don't want a precedent set for apartments to be included in this area. We are fearful of the lumber yard following as an apartment site.

We are concerned about the capacity of the existing sewer to take additional sewage from an apartment complex. Our sewer on Broadway serves storm and sanitary and has a history of backing up into basements in the area. Backing up has been occurring on Bowman as well. We would not be receptive to sharing the cost of an improved sewer system to accommodate an apartment complex we don't want anyway.

The majority of homes are owner occupied and we are fearful of a large increase in rentable accommodation in our area. We are presently having problems with loud parties and drunkenness and are not anxious to take on an increase in renters particularly if the renters tend to be students living on their own. As a group students not under the control of a firm landlord can provoke problems disproportionate to the general population. We clearly favour owner occupied residences for this area.

We would like apartments confined to the areas presently zoned for them. A block of land on the south side of Main St. West just west of the

Copy forwarded to V. J. Abraham, Director of
Local Planning - 1986 September 3 /tb

bridge over the 403 is suitable for apartments, put them there. We don't want an apartment on this property just because it happens to be on the market. We would like to see your official plan followed, we are tiring of waiting for the other shoe to drop. Must we sell and move to get some rest from these re-zoning applications? It appears that we have planning by confrontation and convenience and not by design.

We oppose changes to the zoning of Block 2 for the following reasons: We bought the property of 85 Broadway because we had a single family residential lot beside us to act as a buffer from the industrial property.

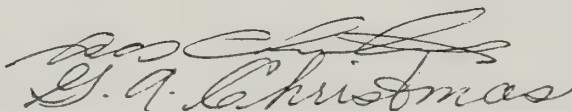
The various owners of the Windsor Wafer property have coveted the residential lots beside them. They have bought three lots and a fourth had been sought. The first lot bought was rezoned and is now the site of the masonry addition. The second lot was rezoned and is the existing paved parking lot. The third lot is the area designated as Block 2. The citizens had given in to the rezoning of the first two lots but are determined to stop the erosion of good protected residential land being rezoned for other purposes. Block 2 was made available as an empty lot by evicting good people and allowing the house to be trashed for an excuse to demolish the building. Simon Legree would blush at what had gone on.

At the last attempt to re-zone this lot about six years ago Mr. Len Wheeler was a co-spokesperson with me for our community group at the Planning and Development Committee meeting and since that time he has died. I owe it to him to put up a good fight to preserve its present status.

We oppose having a three story structure close to our home. It would seriously affect our privacy and the enjoyment of our property. From our bay windows we can see golfers at Chedoke in summer and watch skiers in the winter coming down the slopes. This small pleasure would be denied us.

The purpose of this letter is to deal with the changes in zoning planned. The property owners realize that some use must be made of this property and we would entertain proposals for green space owned by the city, a change in zoning to single family protected or some form of owner occupied town houses. We are willing, and so are a number of other property owners, to sit down with an Alderman and the Planning Dept. to find a good use for this property that is mutually acceptable.

Yours Truly,



Mr. A.C.S. Christmas
Mrs. G.A. Christmas

85 BROADWAY AVE

7A8656
ITEM 3

86 Broadway Street
Hamilton L8S 2V8

Secretary
Planning & Development Committee.

We are strongly opposed to the zoning changes being considered for the Windsor Wafer property.

This is a neighbourhood of one family homes, not exceeding two stories, on large lots, and apartments would create an eyesore. The density of that many people living in an area that small would not conform with the existing neighbourhood, and would generate noise and traffic problems that would destroy what should be a quiet neighbourhood.

We are concerned that the present sewer system is not adequate for the proposed buildings, requiring a new sewer system, and the current residents would have to bear the costs. Our taxes are high enough without having to subsidize the apartment owner's profits. Our property values would be decreased because this area would no longer have the appeal of a quiet single family area.

Copy forwarded to V. J. Abraham, Director of Local Planning
1986 August 27 /tb

We are concerned about the traffic and parking problems. Forty-five apartments would generate a lot of additional traffic in front of

(2)

our home, and increase the stress on the existing roadway which is already in poor condition. The roadway would soon deteriorate and have to be replaced. This also would be at the expense of the current home owners.

Fifty-two parking spaces would not be sufficient and would create a parking problem on the street. Currently parking is restricted from 8AM to 6PM (to one hour parking) Monday to Friday but parking is allowed over night and all weekend. With insufficient parking on the site, there would be no room in front of our house for our own use and our visitors.

With cars parked on both sides of the street, there is not enough room left for two cars to pass. We are ~~so~~ concerned about the hazard of impeding emergency vehicles.

We are concerned about the noise a project of that density would create outside our bedroom windows. We are already kept awake by noisy people and loud cars & motorcycles.

We understand that the project is meant to house 3000 'Traster students. It will destroy our neighbour hood! There are already large numbers of students living in the area, and they create unnecessary noise, theft, and

1 - vandalism. We are already kept awake by students yelling and swearing as they pass our house at two and three o'clock in the morning. Lawn furniture and other items are stolen by students. We have personally experienced this and you are welcome to call us for details. We are tired of picking up garbage, including beer & pop cans, from our front lawn. We have seen the damage done to homes rented to students, and put up with loud drunken parties that sprawl out into the street.

We have had students tell us they can not study in a residence on campus because of the noise, drunkenness, and vandalism. If it can't be controlled on campus, how can it be controlled off campus? Those apartments would be animal houses. The police would be there frequently, and the home owners pay for police costs.

We have worked hard with our time and money to be able to live in a residential area of single family homes on large lots with no parking problems, and all our efforts will be wasted if apartments are built on the Windsor Wafer property. They do not conform to the high standards of the existing neighbourhood. We

moved from a densely populated area, and struggle with large mortgage payments and high taxes to have peace and quiet. We are tired of high density population, drunkenness, noisy neighbours, and parking problems. We have found tranquility and enjoyment of our property on Broadway Street, and we urge you not to destroy that. The majority of people in this area own their homes. They take pride in their neighbourhood, and the majority of homes are well maintained.

The proposed apartments do not comply with the official plan, and would totally destroy the high standards and quality of life of the present home owners.

The lot next to 85 Broadway should continue to be zoned for single family use. The factory should be torn down, and the property used to build a maximum of 3 single family, owner occupied homes facing onto Broadway St.

We strongly urge the planning committee to deny the application for the zoning changes.

(Exrs.) J. J. J. J. J.

Bill McMeney
Charles H. McMeney

FROM Planning and Development Department

DATE August 26, 1986

TO Planning and Development Committee

Refer To File No. ZA-86-56

ANSLIE WOOD
NEIGHBOURHOOD

Attention Of V. J. Abraham

SUBJECT

Request for a change in zoning from "C" (Urban Protected Residential) District, "G-3" (Public Parking Lots) District and "J" (Light and Limited Heavy Industrial, etc.), District to "DE3" (Multiple Dwellings) District, modified, for the property located at No. 101 Broadway Avenue. The purpose of the application is to permit the construction of two, three-storey apartment buildings with 27 and 18 units respectively, for a total number of 45 units.

RECOMMENDATION

- 1) That approval be given to Official Plan Amendment No. to redesignate the subject lands from "Industrial" to "Residential" which is shown on the attached map marked as APPENDIX "A"; and that the City Solicitor be directed to prepare a by-law to adopt this amendment for submission to the Minister of Municipal Affairs.

- 2) That approval be given to Zoning Application 86-56, Freure Homes, prospective owner, requesting a change in zoning from "C" (Urban Protected Residential) District, "G-3" (Public Parking Lots) District and "J" (Light and Limited Heavy Industrial) District to "DE3" (Multiple Dwellings) District regulations, modified to permit the construction of two, three storey apartment buildings (27 and 18 units respectively) for the property located at No. 101 Broadway Avenue, shown as Blocks "1", "2" and "3" on the attached map marked as APPENDIX "A" on the following basis:
 - i) That the lands shown on Block "1" be rezoned from "G-3" (Public Parking Lot) District to "DE3" (Multiple Dwellings) District.
 - ii) That the lands shown as Block "2" be rezoned from "C" (Urban Protected) Residential) District to "DE3" (Multiple Dwellings) District.
 - iii) That the lands shown on Block "3" be rezoned from "J" (Light and Limited Heavy Industry, etc.) District to "DE3" (Multiple Dwellings) District.
 - iv) That the "DE3" (Multiple Dwellings) District provisions as contained in Section 10C of Zoning By-law No. 6593 applicable to the subject lands be modified to include the following variances as special requirements:

- a) That notwithstanding section 10C.(3)(i)(b), the front yard on Broadway Avenue shall have a depth of no less than 1.5 m from the front lot line.
- b) That notwithstanding Section 10C.(3)(ii)(b), the southerly side yard shall have a width of no less than 0.9 m.
- c) That notwithstanding Section 10C.(3)(ii)(b) the easterly side yard shall have a width of no less than 1.5 m.
- d) That Section 18(4)(iv) shall not apply.
- e) That Section 18A(14) shall not apply.
- f) That notwithstanding Section 18A, Table 1, Column 2 (g) 1.13 spaces per Class A dwelling unit shall be provided.
- g) That notwithstanding Section 18A, Table 4, Column 2 (2) no loading space shall be provided.
- v) That the amending by-law be added to Section 19B of Zoning By-law No. 6593 as Schedule S- and that the subject land on Zoning District Map W-41 be notated S- .
- vi) That the City Solicitor be directed to prepare a by-law to amend Zoning By-law No. 6593 and Zoning District Map W-41.

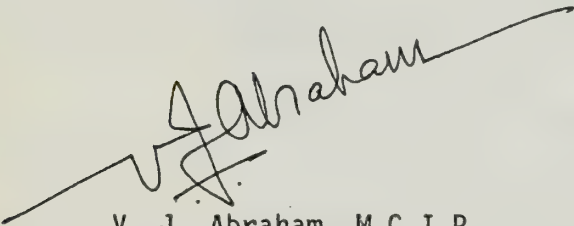
EXPLANATORY NOTE

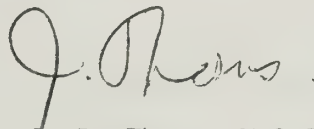
The purpose of the By-law is to provide a change in zoning from "C" (Urban Protected Residential) District, "G-3" (Public Parking Lot) District and "J" (Light and Limited Heavy Industry, etc.) District to "DE3" (Multiple Dwellings) District for the property located at 101 Broadway Avenue as shown on the attached map marked as "APPENDIX A".

The effect of the By-law is to permit the construction of two three-storey apartment buildings containing 27 and 18 units, respectively. In addition, the by-law provides for the following variances:

- o to permit a minimum front yard of 1.5 m instead of the required 6.0 m (Section 10C(3)(i)(b)).
- o to permit a minimum southerly side yard of 0.9 m instead of the required 1.7 m (Section 10C.(3)(ii)(b)).
- o to permit a minimum easterly side yard of 1.5 m instead of the required 2.8 m (Section 10C.(3)(ii)(b)).
- o to permit 51 parking spaces instead of the required 56 spaces (Section 18A).
- o to permit parking in the front yard (Section 18A(14)).

- o to delete the required loading space (Section 18A).
- o to permit accessory structures in the front yard (Section 18(4)(iv)).


V. J. Abraham, M.C.I.P.
Director of Local Planning


J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

APPLICANT

Freure Homes Ltd., owner.

LOT SIZE AND AREA

The lot is irregular in shape with two lot frontages--61 m (200 ft.) on Broadway Avenue and 24.6 m (80.7 ft.) on Bowman Street. The lot depth ranges from 42.7 m (140.1 ft.) to 85.4 m (280.2 ft.) for a total lot area of approximately .36 ha (.89 ac.).

LAND USE AND ZONING

SUBJECT LANDS

EXISTING LAND USE

Vacant 1-1/2 storey
industrial building

EXISTING ZONING

"J" (Light and
Limited Heavy
Industrial, etc.)
District
"C" (Urban Protected
Residential) District
"G-3" (Public Parking
Lots) District

SURROUNDING LANDS

to the north, south and east

single family
dwellings

"C" (Urban Protected
Residential, etc.)
District

to the west

lumber yard

"J" (Light and Limited
Heavy Industrial, etc.)
District

OFFICIAL PLAN

The subject lands are designated "Industrial" on Schedule A. The primary uses will be for manufacturing processing, warehousing, repair and servicing. In addition, all uses which complement and do not interfere or detract from the primary function of the area are permitted.

The lands are also within Special Policy Area 11 which permits industrial uses that have a minimal impact on surrounding land uses.

The proposal does not comply with the Official Plan. A site specific redesignation from "Industrial" to "Residential" is required to permit the proposal.

NEIGHBOURHOOD PLAN

There is no Approved Plan for the Ainslie Wood East Neighbourhood.

BACKGROUND

The subject lands were used for light industrial purposes. The applicant proposes to demolish the existing vacant building and construct two buildings, one with 18 units and the other with 27 units.

The applicant has applied to the Provincial Government for funding through the Convert-to-Rent Program. This program encourages the re-use of vacant industrial or commercial buildings or land for residential purposes.

COMMENTS RECEIVED

- o The Hamilton Region Conservation Authority has no objections.
- o The Building Department has advised that a number of variances for Zoning By-Taw No. 6593 is required to permit the proposal.
- o The Ministry of the Environment that there is a potential for noise and vibration from the adjacent T. H. & B. tracks.
- o The T. H. & B. Railway Company has advised that:

"The Toronto, Hamilton and Buffalo Railway Company objects to the proposed zoning change from light, heavy industrial to multiple residentials.

However, should this application be approved, the Railway must insist upon protection of it's land from future tenants of this development in the form of a chain link fence or wall having a minimum height of 6 feet."

- o The Hamilton-Wentworth Engineering Department has advised in part that:

"Details of the Access design will be finalized by the City of Hamilton Traffic Department. With respect to visibility of access, etc., we recommend that all hedging, screening, etc. be planted in a manner that adequate visibility for motorists is provided within the proposed access ramps.

A 3 m x 3 m vision triangle from the property/street lines is necessary and this consideration is also required for any driveway adjacent to the subject lands.

With respect to sight visibility required at the grade level crossing at the T. H. & B. tracks and Broadway Avenue, we advise that the railway crossing is protected with automatic signals. Since the crossing has automatic crossing protection, the required sight distance triangle of 65 m X 365 m along the side road and tracks is not required.

The subject lands should be developed through site plan control.

We recommend that the applicant submit a detailed grading plan for review and comments." (See attached letter for full comments.)

The Traffic Department have advised that:

"It is our understanding that the applicant intends to demolish the existing building and construct two new apartment buildings containing 45 dwelling units. The submitted plan indicates that a total of 52 parking spaces are to be provided. This amount of parking would be sufficient for a maximum of 41 dwelling units. Therefore, we recommend that the proposed development be limited to a maximum of 41 dwelling units in order to meet the by-law requirements for parking and avoid overflow parking into the adjacent residential area.

In order to maximize the on-site parking, and considering the site limitations, we can support a variance to the by-law to delete the loading space."

COMMENTS

- 1) The proposal does not comply with the City of Hamilton Official Plan. A redesignation from "Industrial" to "Residential" is required to permit the proposal.
- 2) The proposal merits favourable consideration for the following reasons:
 - a) There is a shortage of rental units within the City.
 - b) The use of this land for residential purposes is more desirable than for industrial purposes given the residential character of the surrounding area.

- c) It is located between a collector road (Bowman Avenue) and a local road (Broadway Avenue) thereby having good access and distributing traffic equally on two roads.

3) Approval of the application would require the following variances:

o Section 10C (3) - Area Requirements

- i) A multiple dwelling located adjacent to a residential district that has a greater front yard depth than required under the "DE3" regulations, must have the same front yard depth as the adjacent residential district. Since the proposal is located adjacent to a "C" district, the required front yard is 6.0 m. The applicant is proposing a 1.5 m front yard on Broadway Avenue. The variance may be supported since the existing streetscape will not be negatively affected given the location of a lumber yard across the street and a parking lot to the north of the building. Further, there will be a 6 m (20 ft.) landscaped area extending from the front area to the edge of the parking lot which will enhance the streetscape.
- ii) The easterly side yard is required to be 2.8 m and the proposed side yard is 1.5 m. The proposed side yard of 1.5 m represents an improvement over the existing structure which is located on the side lot line. Further, this variance is minor in nature and therefore, it may be supported.
- iii) The southerly side yard requirement is 1.7 m and the proposed side yard is 0.9 m. Since this yard is located adjacent to the railway line and the face of the building has no windows, this variance is not significant and therefore may be supported.

o Section 18 - Supplementary Use Requirements

- i) Accessory structures are not permitted in front yards. However, in this case, (garbage bins) location of the accessory structures in the front yard is necessary to facilitate the collection of garbage. The structures should be sensitively designed and will be reviewed under the Site Plan Approved process.

o Section 18A - Parking and Loading Requirements

- i) Fifty-six (56) parking spaces are required for 45 units (1.25 spaces per unit); only 51 are proposed. This variance may be supported since it is minor in nature.
- ii) Parking spaces are not permitted in the front yard. Since this lot is considered a "through lot", it has two front yards (one on Broadway Avenue and one on Bowman Avenue). A variance is required to permit three spaces in each of the front yards. The parking areas will be suitably screened and buffered from the adjoining residential area. These variances are minor in nature and therefore, may be supported.

iii) A variance is necessary to delete the required loading space. It may be supported since site limitations will not allow for a loading space and the maximum number of parking spaces.

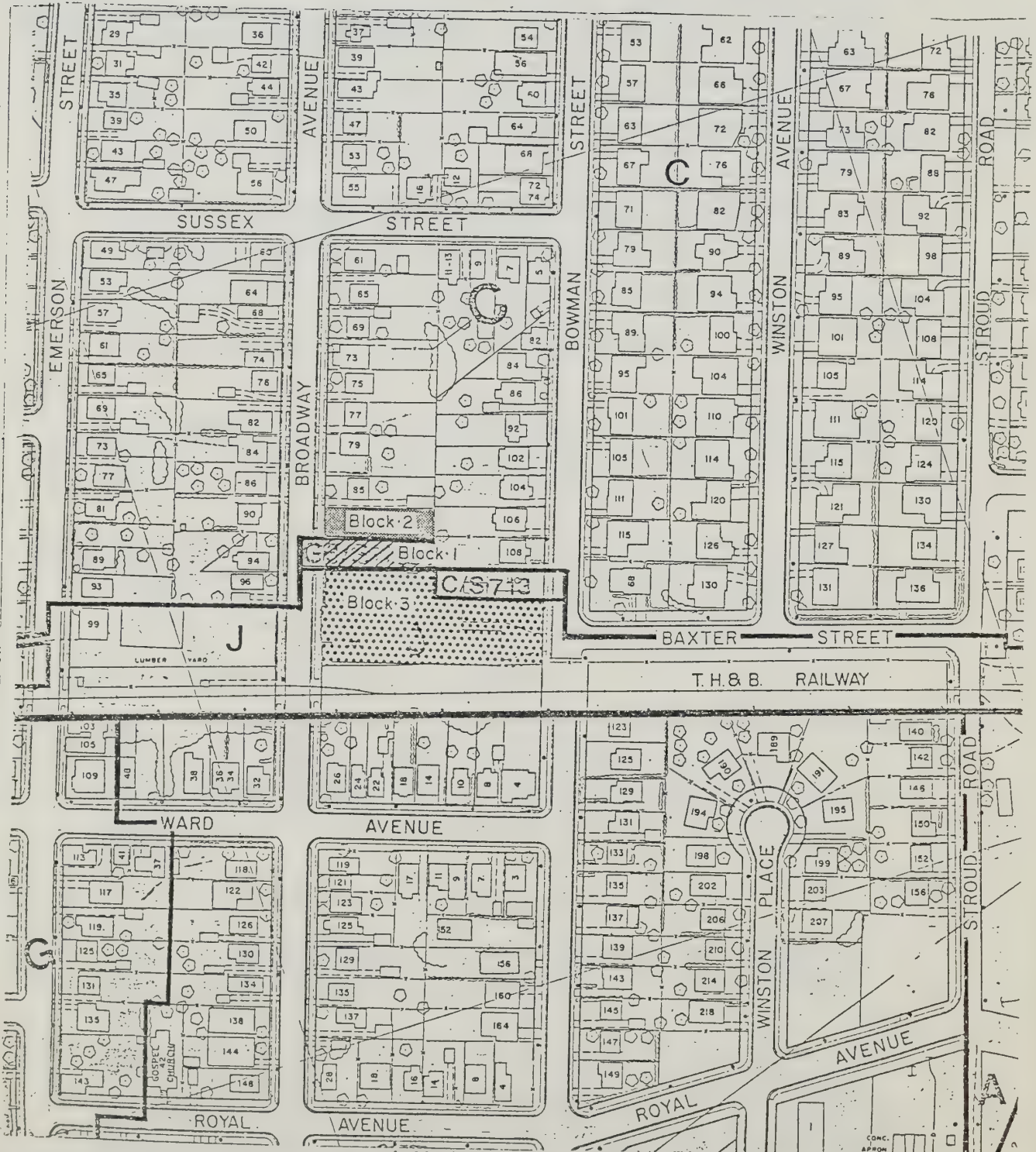
4. Under the "DE3" District regulations, the proposed multiple dwelling is subject to Site Plan Control By-Law 79-275. Such matters as parking, landscaping, fencing, etc. will be reviewed during the Site Plan approval process.

CONCLUSION




Based on the foregoing, the proposal may be supported.

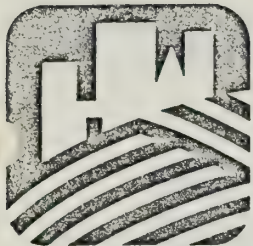
JH:cs
W.P.Doc. 2694P

APPENDIX A



LEGEND

-  BLOCK-1 Change in Zoning from "G-3" (Public Parking Lots) District, Modified, to "DE-3" (Multiple Dwellings) District, Modified.
-  BLOCK-2 Change in Zoning from "C" (Urban Protected Residential, etc.) District to "DE-3" (Multiple Dwellings) District, Modified.
-  BLOCK-3 Change in Zoning from "J" (Light and Limited Heavy Industry, etc.) District to "DE-3" (Multiple Dwellings) District, Modified.



THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Department of Engineering
71 Main Street West, Hamilton, Ont. L8N 3T4 (416) 526-4170

PLANNING & DEVELOPMENT
LOCAL PLANNING BRANCH

ZA-86-56 JUL 22 1986

TO	STAFF	INIT.	INFO.	ACT.
C.R.				
P.S.A.				

ID#0023D (18)

July 16, 1986

TO: V. J. Abraham, Planning Department

FROM: K. A. Brenner, Engineering Department

RE: Zoning Application ZA-86-56 for a change in zoning
from "G-3" and "J" to "DE-3" regulations by Freure
Homes Limited for property located at
101 Broadway Avenue, Hamilton

✓	DEV	527011		
	Refer to File No.	E220-0101		
	Attention of	K.A. Brenner		
	Your File No.	ZA-86-56		
✓	A F F	JH		
	CART.			
	ADMIN.			

Please be advised that public watermains as well as storm and sanitary sewers are available to service the subject lands.

The existing road allowance widths of Bowman Street and Broadway Avenue is 18.29 (60 feet).

Any works within the Broadway Avenue and Bowman Street road allowances must conform to the City of Hamilton Streets By-Law.

Details of the Access design will be finalized by the City of Hamilton Traffic Department. With respect to visibility of access, etc; we recommend that all hedging, screening, etc. be planted in a manner that adequate visibility for motorists is provided within the proposed access ramps.

A 3m X 3m vision triangle from the property/street lines is necessary and this consideration is also required for any driveway adjacent to the subject lands.

With respect to sight visability required at the grade level crossing at the T. H. & B. tracks and Broadway Avenue, we advise that the railway crossing is protected with automatic signals. Since the crossing has automatic crossing protection, the required sight distance triangle of 65 m X 365 m along the side road and tracks is not required.

The subject lands should be developed through site plan control.

We recommend that the applicant submit a detailed grading plan for review and comments.

K.A. Brenner
TLH:cc



THE CORPORATION OF THE CITY OF HAMILTON

City Hall, 71 Main Street West, Hamilton, Ontario L8N 3T4

1986 July 24

ZA-86-56 JUL 30 1986

Mr. V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department

Attention: Mr. J.J. Zipay

Re: ZA-86-56
101 Broadway Avenue

✓					
✓					

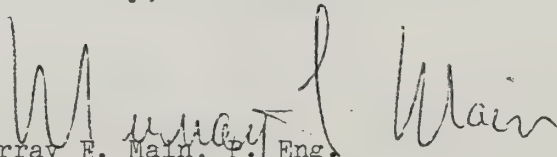
Dear Sir:

Further to our letter of 1986 July 09, regarding the above-noted application please be advised that in light of new information we wish to revise our previously submitted comments.

It is our understanding that the applicant intends to demolish the existing building and construct two new apartment buildings containing 45 dwelling units. The submitted plan indicates that a total of 52 parking spaces are to be provided. This amount of parking would be sufficient for a maximum of 41 dwelling units. Therefore, we recommend that the proposed development be limited to a maximum of 41 dwelling units in order to meet the by-law requirements for parking and avoid overflow parking into the adjacent residential area.

In order to maximize the on-site parking and considering the site limitations we can support a variance to the by-law to delete the required loading space.

Yours truly,


Murray F. Main, P. Eng.
Director of Traffic Services

BF:lh

4

F O R A C T I O N

FROM Planning and Development Department

DATE August 26, 1986

TO Planning and Development Committee

Refer To File No. ZA-86-60
MOUNTAIN
INDUSTRIAL
PARK

Attention Of V. J. Abraham

SUBJECT

Request for a modification to the "M-14" (Prestige Industrial) District regulations for the properties located at Nos. 1520 and 1532 Stone Church Road East. The purpose of the application is to permit the construction of a building for a catering business and banquet hall.

RECOMMENDATION

That approval be given to Zoning Application 86-60, Sam, Peter and Morris Mercanti, prospective owners, requesting a modification to the "M-14" (Prestige Industrial) District regulations to permit the construction of a building for a catering business and banquet hall for the properties located at Nos. 1520 and 1532 Stone Church Road East, as shown on the attached marked at APPENDIX "A", on the following basis:

- i) That the "M-14" (Prestige Industrial) District regulations as contained in Section 17F of Zoning By-Law No. 6593, applicable to the subject property be modified to include the following special requirement:
 - a) That notwithstanding the provisions of Section 17F(1)(b) of By-Law No. 6593 the following commercial uses shall be permitted:

IDENTIFICATION

NO.

COMMERCIAL USE

9214

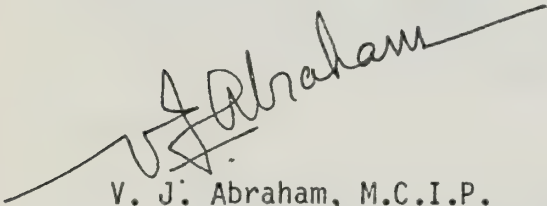
Caterers

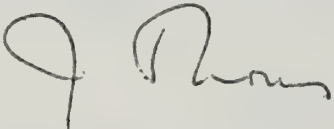
- (ii) That the amending By-law be added to Section 19B of Zoning By-Law No. 6593 as Schedule S- , and that the subject lands on Zoning District Map 69c be noted S- ;

- (iii) That the City Solicitor be directed to prepare a By-Law to amend Zoning By-Law No. 6593 and Zoning District Map 69c; and
- (iv) That the proposed change in zoning is in conformity with the Official Plan for the Hamilton Planning Area;

EXPLANATORY NOTE

The purpose of this By-law is to provide for a modification to the "M-14" (Prestige Industrial) District regulations for the properties located at 1520 and 1532 Stone Church Road East, as shown on the attached map marked as APPENDIX "A". The effect of this By-law is to permit the construction of a building for a catering business and banquet hall.


V. J. Abraham, M.C.I.P.
Director of Local Planning


J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

APPLICANT

Sam, Peter, Morris Mercanti, prospective owners.

LOT SIZE AND AREA

- o 71.4 m (234.34 ft.) of lot frontage;
- o 73.7 m (241.68 ft.) of lot depth; and
- o 0.6 ha (1.51 ac.) of lot area.

LAND USE AND ZONING

	<u>EXISTING LAND USE</u>	<u>EXISTING ZONING</u>
<u>SUBJECT LANDS</u>	Vacant	"M-14" (Prestige Industrial) District
<u>SURROUNDING LANDS</u>		
To the north	Bowling alley	"M-13" (Prestige Industrial) District

To the south	Vacant	"M-14" (Prestige Industrial) District
To the east	Vacant	"M-14" (Prestige Industrial) District
To the west	Shooting Sports Club	"M-13" (Prestige Industrial) District

OFFICIAL PLAN

The subject lands are designated "Industrial" on Schedule "A". In addition to allowing industrial uses, those uses which complement, do not interfere with or detract from the primary function of the area may be permitted.

Further, the lands are located within Special Policy Area 11 - Light Industrial Uses which permits clubs or establishments catering to leisure activities.

The proposal does not conflict with the Official Plan.

NEIGHBOURHOOD PLAN

The subject lands are designated "Restricted Industrial" in the Approved Mountain Industrial Park plan. As such, the proposal does not conflict.

BACKGROUND

In adopting Item 5 of the 11th Report of the Economic Development and Planning Committee, Regional Council on June 17, 1986 approved the sale of Lots 1 and 2 to Sam, Peter and Morris Mercanti. The final sale is pending the approval of the modification to the "M-14" (Prestige Industrial) District regulations.

The Planning and Development Department did not feel the use of the "M-14" lands for a catering business and banquet hall was appropriate. They indicated to the Real Estate Department that "M-11" and "M-12" lands would be more appropriate since the "M-11" and "M-12" District permits these specific uses. Therefore, rezoning would not have been necessary.

The use of the "M-14" lands for non-industrial uses may jeopardize the function of the area as a primary location for industrial activity.

COMMENTS RECEIVED

- o The Hamilton Region Conservation Authority, Traffic Department and the Building Department have no comments or objections.
- o The Hamilton Wentworth Engineering Department has advised in part that:

"The applicants should be advised that the future widening and reconstruction of Stone Church Road and Anchor Road may include the installation of raised concrete median islands. These islands may restrict access to the subject lands at some time in the future."
(See attached letter for full comments.)

COMMENTS

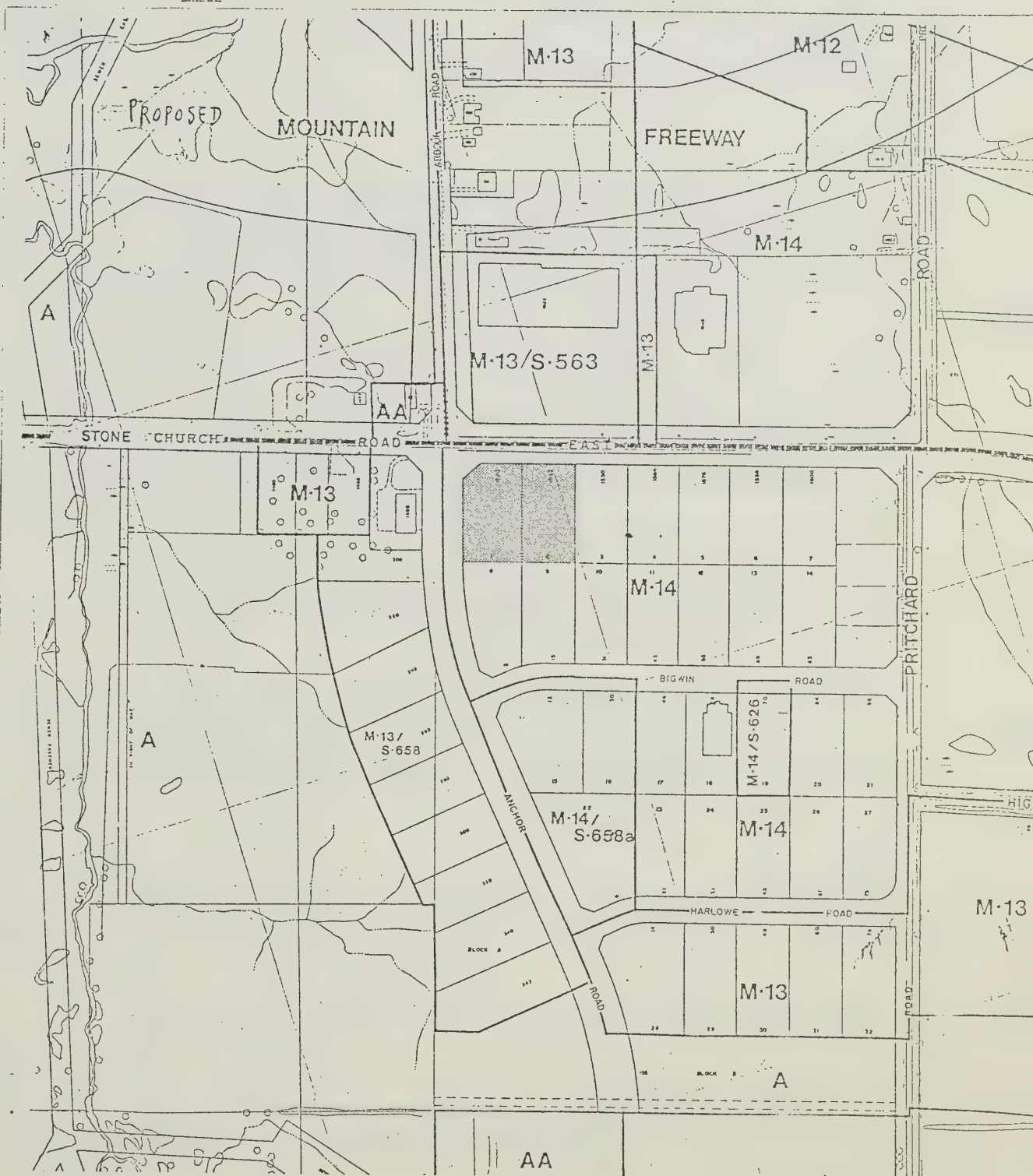
1. The proposal does not conflict with both the Official Plan and the Approved Mountain Industrial Park Plan.
2. From a land use perspective, it would be preferable that commercial uses such as the banquet hall and catering business be located in "M-11" or "M-12" District. However, the proposal warrants consideration insofar as:
 - a) it is suitably located along an arterial road (Stone Church Road East);
 - b) the use is consistent with surrounding commercial uses including the bowling alley to the north and gun club to the west, which are located on "M-13" District lands;
3. The Standard Industrial Classification Code (SIC) includes a banquet hall as part of the catering function.
4. Under "M-14" District regulations, the proposed building is subject to Site Plan Control By-Law 79-275. Such matters as parking, landscaping, fencing, etc. will be reviewed during the Site Plan approval process.

CONCLUSION

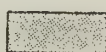
Based on the foregoing, the proposal may be supported.

J.H.:nv

W.P. DOC. 2697P



LEGEND



SITE OF THE APPLICATION



5

F O R A C T I O N

FROM Planning and Development Department

DATE August 20, 1986

TO Planning and Development Committee

Refer To File No ZA-86-61

Hannon West Neighbourhood

Attention Of V. J. Abraham

SUBJECT

Request for a modification to the established "M-12" (Prestige Industrial) District regulations for property municipally known as No. 1124 Rymal Road East, as shown on the attached map. The purpose of the application is to permit the construction of a building housing an auto body repair and paint shop.

RECOMMENDATION

1. That approval be given to Zoning Application 86-61, Ontario Auto Collision Ltd., prospective owner, for a modification to the established "M-12" (Prestige Industrial) District regulations, for property located at No. 1124 Rymal Road East, as shown on the attached plan marked as APPENDIX "A", on the following basis:

- i) That the "M-12 (Prestige Industrial) District regulations as contained in Section 17D of Zoning By-Law No. 6593, applicable to the subject lands, be modified to include the following variance as a special requirement.
- a) That notwithstanding the provisions of Section 17D(1)(b) the following commercial use shall be permitted:

Identification Number

Commercial Use

6352

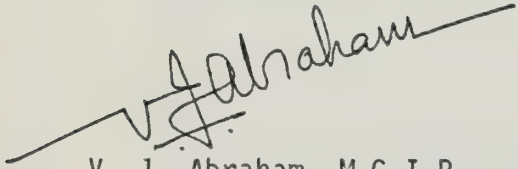
Paint and Body Repair
Shop


- ii) That the amending By-Law be added to Section 19B of Zoning By-Law No. 6593 as Schedule S- , and that the subject lands on Zoning District Map E-59E be notated S- ;
- iii) That the City Solicitor be directed to prepare a By-Law to amend zoning By-Law No. 6593 and Zoning District Map E-59E; and
- iv) The proposed change in zoning is in conformity with the Official Plan for the Hamilton Planning Area.

EXPLANATORY NOTE

The purpose of the By-Law is to provide for a modification to the established "M-12" (Prestige Industrial) District regulations applicable to property located at No. 1124 Rymal Road East.

The effect of the By-Law is to permit a paint and body repair shop as an additional permitted use within the "M-12" (Prestige Industrial) District.


V. J. Abraham, M.C.I.P.
Director of Local Planning


J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

APPLICANT

Ontario Auto Collision, Ltd., prospective owner.

LOT SIZE AND AREA

- 46.0 m (150.91 ft.) of lot frontage on Rymal Road East;
- 91.44 m (300.0 ft.) of lot depth; and
- 4,206 m² (45,274 sq. ft.) of lot area.

LAND USE AND ZONING

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
Subject Lands	vacant	"M-12" (Prestige Industrial) District
<u>Surrounding Lands</u>		
to the north	vacant	"M-11" (Prestige Industrial) District
to the south	Regional Transfer Station	"M-15" (Prestige Industrial) District
to the east	vacant	"M-12" (Prestige Industrial) District
to the west	vacant	"M-12" (Prestige Industrial) District

OFFICIAL PLAN

Designated "Commercial", the proposal complies.

MOUNTAIN INDUSTRIAL AREA PLAN

Designated for "Restricted Industrial-Commercial" use on the approved Mountain Industrial Area Plan, the proposal does not conflict with the intent of the approved plan.

BACKGROUND

● Sale of Subject Lands

On June 24, 1986, City Council adopted Item 16 of the 12th Report of The Planning and Development Committee to approve the sale of the subject lands, conditional upon the following:

"That the subject lands being rezoned to allow the purchaser's auto body business, failing which this agreement will become null and void and the purchaser's deposit shall be returned without interest."

RESULTS OF CIRCULARIZATION

● The Building Department has advised that:

"Auto body repairs I.D. No. 6352 are permitted in "M-15" Districts only."

● The Traffic Department, Hamilton Region Conservation Authority have no comments or objections.

● The Hamilton-Wentworth Engineering Department has advised that:

"The applicant should be advised that the future reconstruction of Rymal Road may include raised concrete median islands which may restrict access to the subject lands at some time in the future."

COMMENTS

1. "The proposal complies with the intent of the Official Plan.
2. The proposal would not conflict with the intent of the approved Mountain Industrial Area Plan which designates the subject lands for "Restricted Industrial-Commercial" purposes.
3. The proposal has merit and warrants further consideration for the following reasons:
 - o It is the applicant's intention to construct a multiple tenancy building containing permitted automotive-related use, such as a radiator shop, transmission shop, muffler repair shop, motor vehicle glass replacement shop, tire, battery, parts and accessories store, general repair garage and motor

vehicle repair shop. The proposed body repair and paint shop use would be no less objectionable in this type of environment than some of the permitted uses. Furthermore, it would provide for a group type setting in a building of uniform design and should not detract from development in the area.

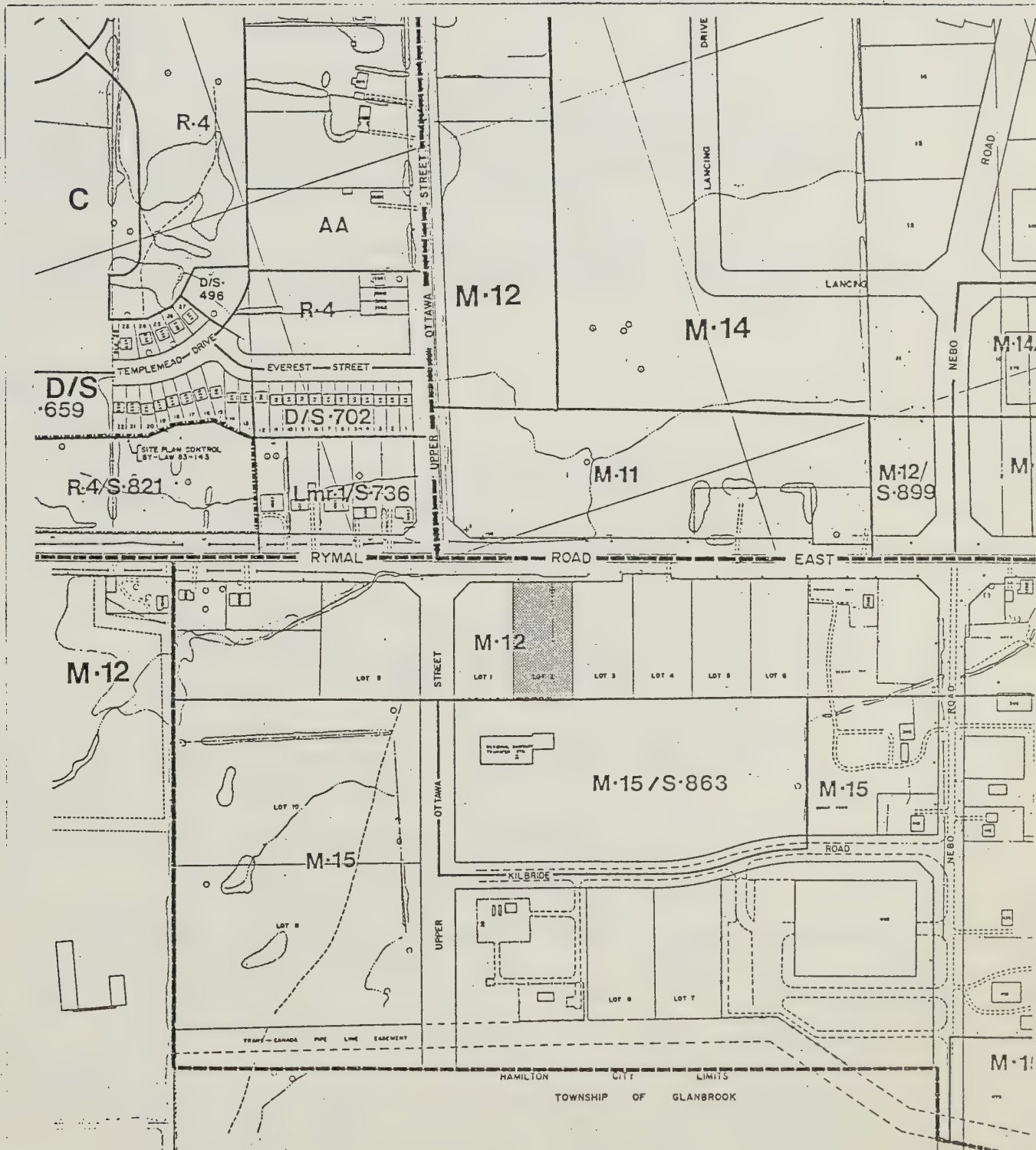
- It would be compatible with existing and proposed development in this area comprised of (M-11 and M-12) highway and commercial and light industrial uses along the Rymal Road frontage and heavier (M-15) industrial uses to the interior which permits uses such as the Regional transfer station construction yards, cement and asphalt plants.
- Development of the subject lands is subject to the provisions of the Site Plan Control By-Law 79-275. In this regard, prior to the issuance of a building permit, the applicant is required to submit site plans of the proposed development for the approval of the Planning and Development Committee. Matters related to parking, storage, screening, fencing, landscaping and signage, etc. can be further reviewed.

CONCLUSION

On the basis of the foregoing, the proposal can be supported.

GW:cs

W.P.Doc. 2723P



LEGEND



SITE OF THE APPLICATION



APPENDIX A

6

F O R A C T I O N

FROM Planning and Development Department

DATE August 28, 1986

TO Planning and Development Committee

Refer To File No. SA-86-17
ZA-86-59

Attention Of V. J. Abraham

SUBJECT

1. Application to the Region for approval of a draft plan of subdivision, Regional File No. 25T-86025, City of Hamilton File No. SA-86-17, to establish 77 lots for single-family dwellings and 2 blocks to be developed with adjacent lands.
2. Application to the City of Hamilton for approval of a rezoning, File No. ZA-86-59, for a change in zoning from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District.

RECOMMENDATION

1. Subdivision Application

- (a) That approval be given for Application SA-86-17, Katherine M. McNally, owner, to establish a draft plan of subdivision in the area north of Greenhill Avenue and east of Mount Albion Road, subject to the following conditions:

1. That this approval apply to the plan prepared by Lawrence G. Woods, O.L.S., dated June 18, 1986, showing 77 lots for single family dwellings, and 2 blocks to be developed with adjacent lands; revised as follows:

- (i) the relocation of Court 'A' to intersect with Albright Road, and the re-arrangement and renumbering of lots as shown;
- (ii) the establishment of 2 daylight triangles measuring 7.5 m x 7.5 m at the intersection of Albright Road and Mount Albion Road;
- (iii) the cul-de-sac radius of Court "A" to be a minimum of 15.0 metres;

- (iv) Montmorency Drive, north of Albright Road to have a minimum width of 20.117 metres;
 - (v) the renumbering of block 77 to block 79;
 - (vi) the re-alignment of lot lines as shown.
2. The easterly limit of Albright Road, between Lots 24 and 25, is to align centreline to centreline with the existing portion of Albright Road on the east side of the valley west of Quigley Road.
 3. That the final plan conform with the zoning by-law approved under The Planning Act.
 4. That the owner make a cash payment in lieu of the conveyance of 5% of the land included in the plan to the City of Hamilton for park purposes.
 5. That such easements as may be required for utility or drainage purposes be granted to the appropriate authority.
 6. That the owner provide the City of Hamilton with a certified list showing the net area and width of each lot in the final plan.
 7. That the owner agree in writing to satisfy all the requirements, financial and otherwise, of the City of Hamilton.
- (b) That a subdivision agreement be entered into by the Corporation of the City of Hamilton and the owner to provide for compliance with the conditions of approval established by the Hamilton-Wentworth Region with respect to this application (SA-86-17), Mrs. Katherine M. McNally, owner, proposed draft plan of subdivision, and that the City execute the agreement when the said conditions have been met and the City's share of the cost of installing municipal services has been approved by City Council.
- (c) That the Neighbourhood Plan be changed accordingly.

2. Zoning Application

That approval be given Zoning Application ZA-86-59, Mrs. Katherine McNally, owner, requesting a change in zoning from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, for property located on the east side of Mount Albion Road in the area south of Redhill Avenue, as shown on the attached plan marked as APPENDIX "A", on the following basis:

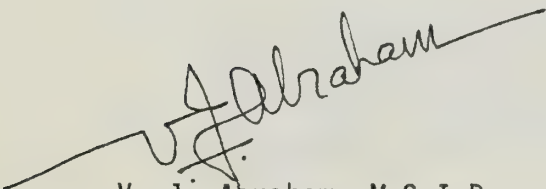
- i) That the subject lands be rezoned from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District;

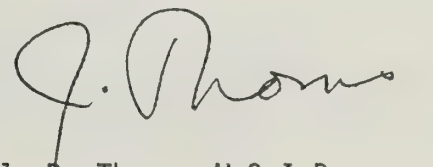
- ii) That the City Solicitor be directed to prepare a by-law to amend Zoning By-Law No. 6593 and Zoning District Map E-87;
- iii) That the proposed change in zoning is in conformity with the Official Plan for the Hamilton Planning Area.

EXPLANATORY NOTE

The purpose of the By-Law is to provide for a change in zoning from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, for property located on the east side of Mount Albion Road in the area south of Redhill Avenue, as shown on the attached plan marked as APPENDIX "A".

The effect of the By-Law is to permit development of the lands through a draft plan of subdivision for single-family detached dwellings.


V. J. Abraham, M.C.I.P.
Director of Local Planning


J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

BACKGROUND

Owner

Mrs. Katherine M. McNally, Hamilton, Ontario.

Surveyor

Sidney W. Woods Inc., Hamilton, Ontario.

Location

The lands, comprising 4.977 hectares, are located north of Greenhill Avenue and east of Mount Albion Road in the Red Hill Neighbourhood, being part of lot 31, Concession 4, Township of Saltfleet, now in the City of Hamilton.

LAND USE AND ZONING

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
To the north	Single-family detached dwellings	"C" (Urban Protected Residential, etc.) District

To the west	Public and Separate Schools, church and semi-detached dwellings	"AA" (Agricultural) District "C" and "C/S-469" (Urban Protected Residential, etc.) District, and "D/S-360" (Urban Protected Residential - One and Two-Family Dwellings, etc.) District
To the south	Single-family detached dwellings	"C" (Urban Protected Residential, etc.) District
To the east	Open space - Red Hill Creek ravine	"AA" (Agricultural) District

PROPOSAL

The owner proposes to subdivide the lands into 77 lots for single family dwellings. The proposed lots will be serviced by the extension of two existing streets, the establishment of a new cul-de-sac and the completion of an existing cul-de-sac. The minimum lot size proposed has a width of 12.5 m with an area of 381.25 m².

EXISTING DEVELOPMENT CONTROLS

Hamilton-Wentworth Official Plan - the lands are identified as "Urban Policy Areas - Existing Development." The proposal complies.

City of Hamilton Official Plan - the lands are designated "Residential". The proposal complies.

Neighbourhood Plan - the lands are designated "Residential" - single and semi-detached housing. The proposal complies.

Niagara Escarpment Commission - the lands are not within the "Development Control Area", therefore, the regulations do not apply.

Zoning - the application to amend the zoning by-law to permit the proposed use is also a subject of this report.

COMMENTS FROM CIRCULATION

1. Subdivision Application

The following agencies have advised that they have no comments or objection toward the proposal:

Ministry of Municipal Affairs
Ministry of Transportation and Communications
Ministry of the Environment (subject to possible noise conditions)
Ministry of Natural Resources
Ministry of Citizenship and Culture
Niagara Escarpment Commission
Ontario Hydro, Union Gas, Bell Telephone
City of Hamilton Board of Education
City Traffic Department (subject to revised lot lines)
City Building Department (subject to rezoning)
The Hamilton-Wentworth Roman Catholic Separate Board of Education

The Hamilton-Wentworth Department of Engineering has submitted the following comments and recommendations:

- 1) Sanitary sewers, storm sewers and watermains are available for servicing all of the subject lands.
- 2) Daylight triangles, of 7.5 m x 7.5 m, are required for road widening purposes at the intersection of Albright Road and Mount - Albion Road.
- 3) The cul-de-sac radius of Court "A" is to be increased to be a minimum of 15.0 metres.
- 4) Montmorency Drive, north of Albright Road, is to be established at 20.117 metres in width to match the existing road allowance as established under R.P. 1437.
- 5) Montmorency Drive, south of Albright Road, is to be established at 20.0 metres in width to match the existing road allowance as established under Plan 62M-392.
- 6) The easterly limit of Albright Road, between Lots 24 and 25, is to align centreline to centreline with the existing portion of Albright Road on the east side of the valley west of Quigley Road.
- 7) Due to poor sight distances at the intersection of Montmorency Drive and Court "A", we recommend that Court "A" should be relocated to intersect with Albright Road in the vicinity of Lots 61 and 62 (see sketch attached) and the lots rearranged accordingly.
- 8) Reserves are to be established at the dead ends and open sides of the road allowances.
- 9) There will be no Regional share for sewers or watermains in this subdivision.
- 10) The Developer is to enter into subdivision agreements with the City of Hamilton and the Region of Hamilton-Wentworth prior to the development of any portion of the subject lands.

- 11) The submitted plan, as prepared by Lawrence G. Woods, O.L.S. and dated June 18, 1986 is satisfactory subject to the above-referenced comments and recommendations.

The Hamilton Region Conservation Authority has submitted the following comments and recommendations as revised.

1. The east portion of the subject lands abuts the natural ravine of Red Hill Creek. The ravine is flood susceptible under Regional storm conditions and exhibits steep slopes. Based on these conditions, the ravine slope plus a small area along the east boundary of the property is subject to the jurisdiction of Ontario Regulation 165/80, as amended, the fill and construction regulations of the Hamilton Region Conservation Authority. Any proposal to alter existing grades or erect a structure within the regulated area will require a permit issued by the Conservation Authority, pursuant to said regulation.
2. Lots 21 to 31 back onto a natural ravine slope. As a general policy, the Authority encourages the conservation of ravines through building setbacks and other controls. In this connection, we would recommend as follows:
 - a) A minimim 7.6 m (25 ft.) building setback be established and maintained from the top of bank with development of lots 21 to 31.
 - b) That all lands below top of bank be rezoned to an appropriate restrictive designation.

It is our understanding that the alignment of Montmorency Drive is determined by an existing sewer easement. Depending on the location of the top of bank, this alignment may result in insufficient lot depth to top of bank (i.e. minimum 100 ft.) required). In these circumstances, we recommend that the building envelope on the affected lots be reduced to maintain the 7.6 m (25 ft.) building setback from top of bank.

3. The draft plan shows a road stub at the ravine crest between lots 24 and 25. It is our understanding that this proposal is required to accommodate a possible extension of Albright Road across the Red Hill Creek ravine. Authority staff has no objection to the principle of this proposal, subject to the approval of final engineering details for the road crossing. Construction of the crossing will require approval by the Conservation Authority under Ontario Regulation 165/80, as amended, as outlined above.

Based on the above, the planning staff of the Hamilton Region Conservation Authority has no objection to the principle of this proposal, subject to the following conditions:

- i) That the ravine slope on lots 21 to 31 be rezoned to a private open space designation.

- ii) That the implementing zoning by-law provides a 7.6 m (25 ft.) building setback from the top of bank on lots 21 to 31.
- iii) That the applicant prepare and implement a grading plan satisfactory to the Hamilton Region Conservation Authority, said plan to show existing and final grades on lots 21 to 31.
- iv) That a temporary limit of work fence be erected 3 m (10 ft.) from the top of bank on lots 21 to 31, said fence to be maintained for the duration of construction and grading on the site.

2. ZONING APPLICATION

The following agencies have advised that they have no comment or objection:

City Traffic Department
City Building Department
Hamilton Region Conservation Authority
Union Gas

1. The Hamilton-Wentworth Department of Engineering has submitted the following comments:

"public watermains as well as storm and sanitary sewers are available to serve the subject lands.

We do not anticipate any further road widenings at this time.

Any works within the Mount Albion Road road allowance must conform to the City of Hamilton Streets By-Law.

We recommend, as a condition of zoning approval, that the subject lands be developed through a satisfactory plan of subdivision in accordance with the approved neighbourhood plan."

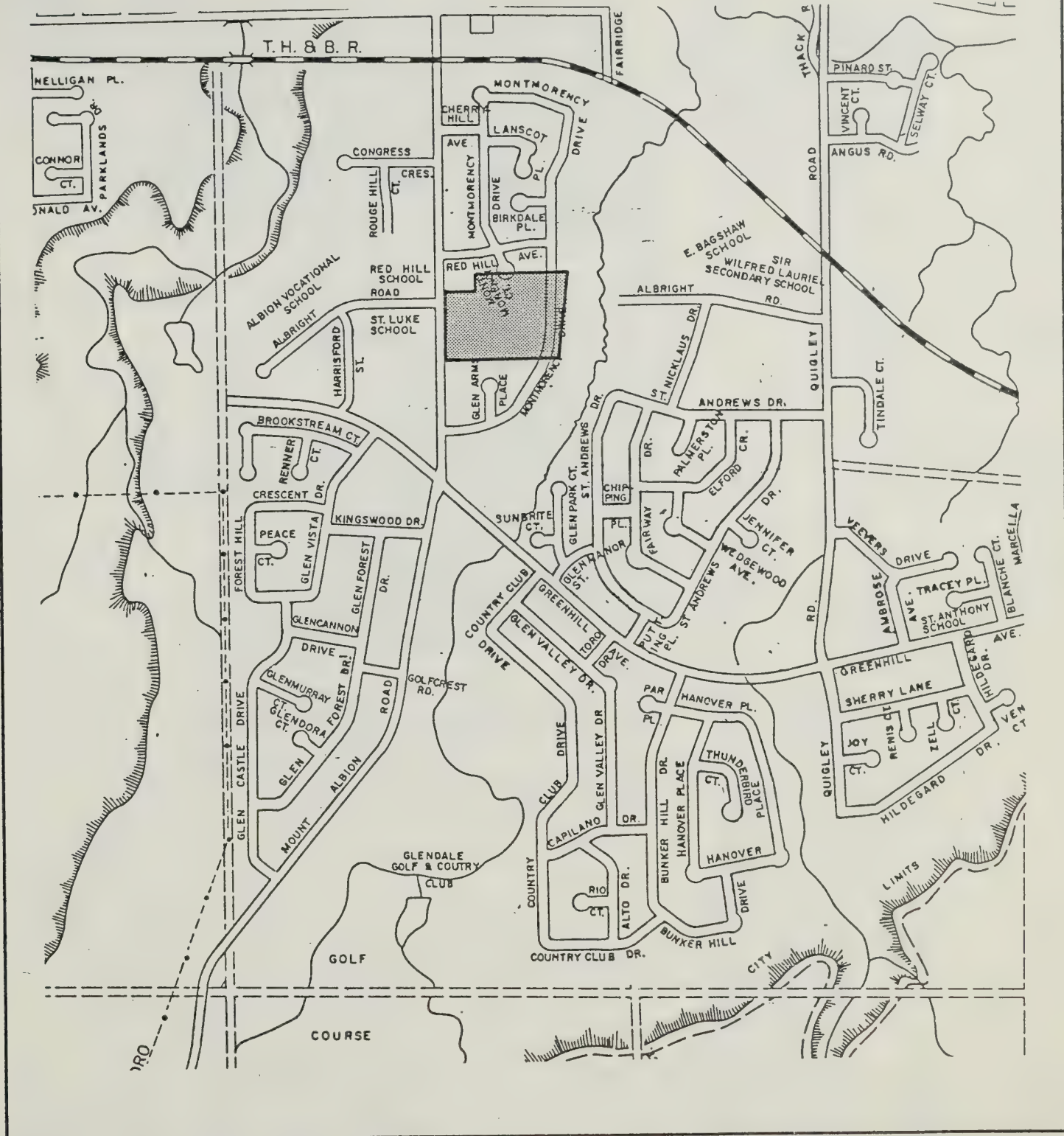
COMMENTS

1. This report deals with and includes recommendations in regard to a proposed draft plan of subdivision and a zoning amendment to implement the plan.
2. The conformity of the proposal with the Official Plans and the need for an amendment to the Zoning By-law is noted.
3. The Red Hill Neighbourhood Plan should be amended by relocating Court 'A' to intersect with Albright Road, and the lots rearranged accordingly, as shown on the revised plan.
4. As the lands do not form part of a park or recreational site on the approved Neighbourhood Plan, it is recommended that cash-in-lieu of the permitted parkland conveyance be required by the City.

5. The Hamilton-Wentworth Department of Transportation requires daylight triangles of 7.5 m x 7.5 m for road widening purposes at the intersection of Albright Road and Mount Albion Road. The cul-de-sac radius of Court "A" is to be increased to a minimum of 15.0 metres. Montmorency Drive, north of Albright Road, is to be established at 20.117 metres in width, and south of Albright Road to be established at 20.0 metres in width.
6. The City Traffic Department requires minor lot line modifications to arrange for orderly location of driveways, as shown on the revised plan.
7. Block 77 should be changed to Block 79.
8. The requirements of commenting agencies can be implemented through the conditions of draft approval, to be established by the Regional Municipality.

F.K.:nv

W.P. DOC. 2737P



Location Plan For

REDHILL MANOR No.2

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



PROPOSED SUBDIVISION

North



Scale

1" = 1000'

Date
SEPT. 1986

Reference File No.

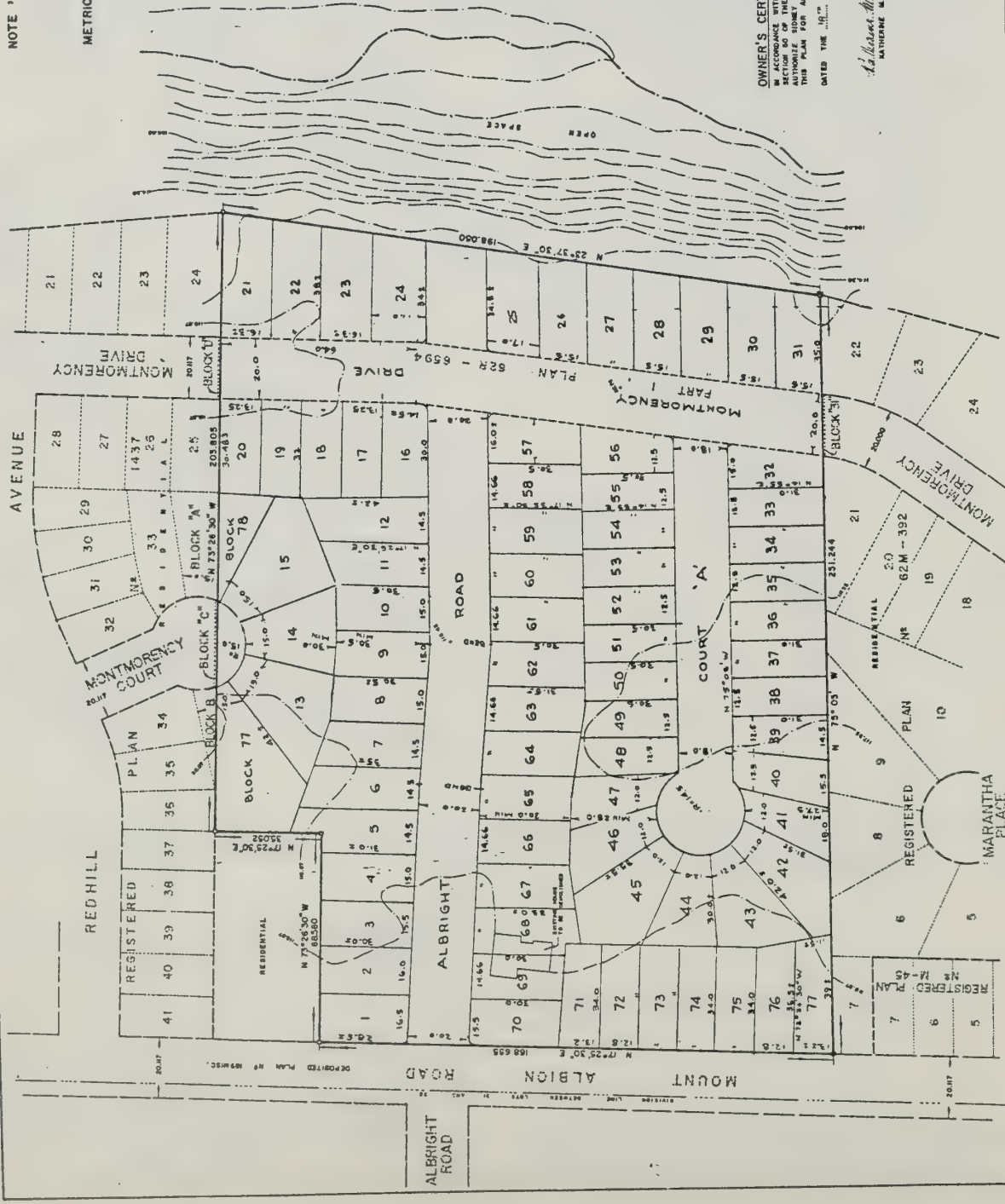
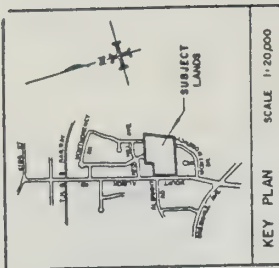
25T-86025

Drawing No.

86-H-179

NOTE: THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVISION AND AMENDMENT.
 CONTOURS SHOWN WERE TAKEN FROM CITY OF HAMILTON NEIGHBOURHOOD MAP.

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



DRAFT PLAN
 OF
 REDHILL MANOR No. 2
 BEING
 PART OF LOT 31 CONCESSION 4
 IN THE FORMER
 TOWNSHIP OF SALTFLEET
 NOW IN THE
 CITY OF HAMILTON
 REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
 SCALE 1:800
 SIDNEY W. WOODS INC.
 1986

SCHEDULE - RE: SECTION 50-(2)

- 1A1 - SHOWN
- 1A2 - SHOWN
- 1A3 - SHOWN
- 1A4 - RESIDENTIAL & OPEN SPACE
- 1A5 - SHOWN
- 1A6 - SHOWN
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- 1A100 - SHOWN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO WHICH THIS PLAN RELATES HAVE BEEN SURVEYED AND SHOWN ON THIS PLAN AS SHOWN ON PLAN C.L. 344.

Sidney W. Woods
 SIDNEY W. WOODS, S.L.S.
 HAMILTON, ONTARIO

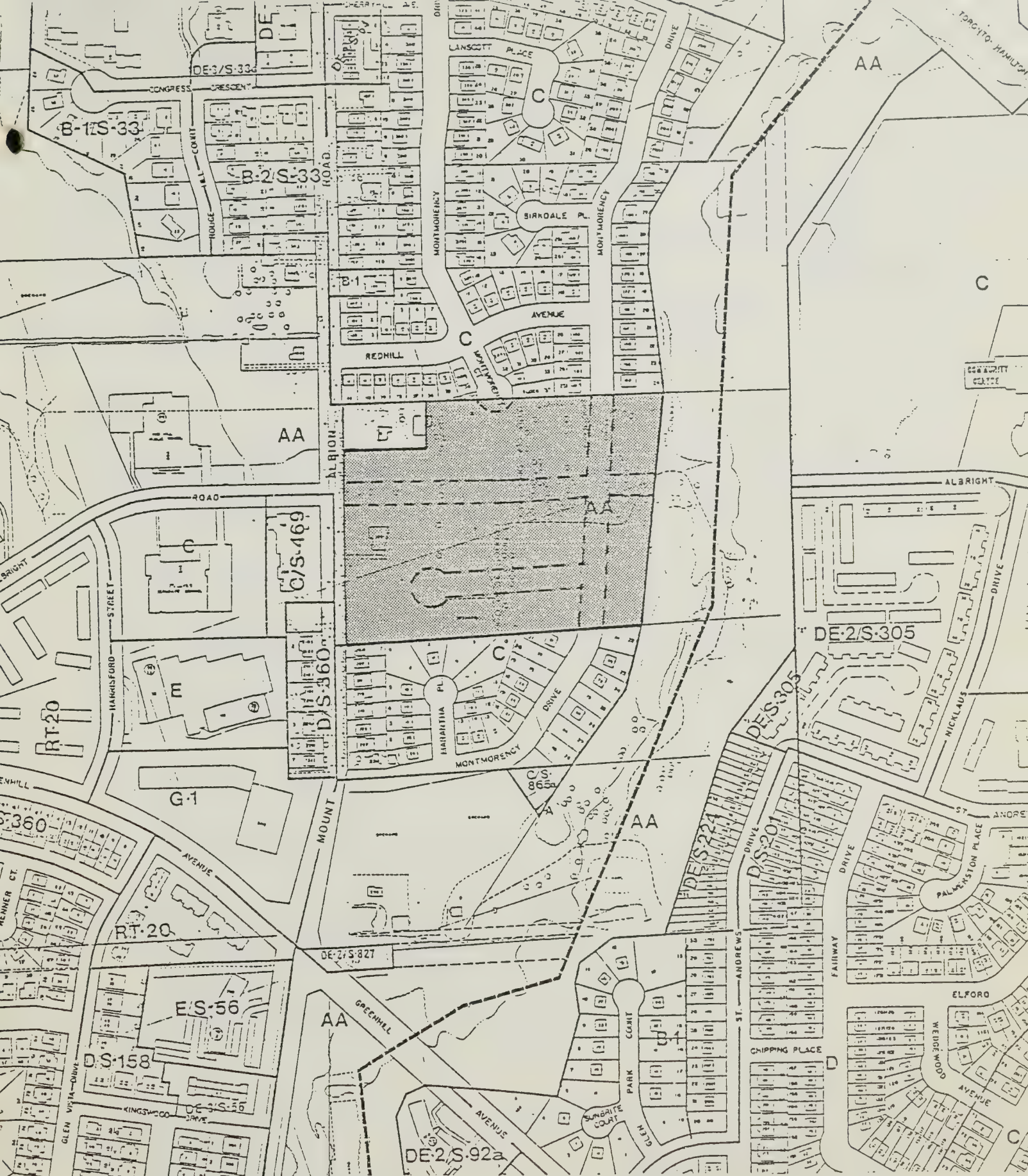
OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 50 OF THE REGULATION OF LANDS ACT, R.S.O. 1990, c. 31, HAVE BEEN COMPLIED WITH AND THIS PLAN FOR APPROVAL.

DATED THE 18TH DAY OF JUNE, 1986
Katherine M. Walsh
 KATHERINE M. WALSH

SIDNEY W. WOODS INC.
 ENGINEERS & SURVEYORS
 HAMILTON, ONTARIO

C-4476



LEGEND



SITE OF THE APPLICATION

↑
Z486-59

APPENDIX A

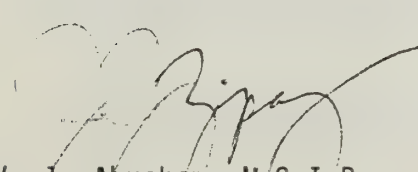
F O R A C T I O NFROM Planning and Development DepartmentDATE July 29, 1986TO Planning and Development CommitteeRefer To File No. ZA-86-50
LAWFIELD
NEIGHBOURHOODAttention Of V. J. AbrahamSUBJECT

Request for a change in zoning from "AA" (Agricultural) District to "HH" (Restricted Community Shopping and Commercial) District for property located at No. 1002 Upper Gage Avenue. The purpose of the application is to permit the construction of a one storey, 929 m² (10,000 sq.ft.) strip mall.

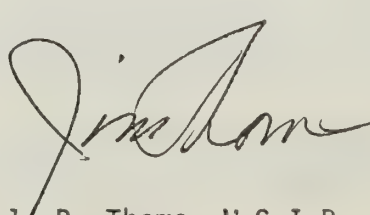
RECOMMENDATION

That Zoning Application 86-50, Robert Leggat, owner, requesting a change in zoning from "AA" (Agricultural) District to "HH" (Restricted Community Shopping and Commercial) District, to permit a 929 m² (10,000 sq.ft.) strip mall for the property located at No. 1002 Upper Gage Avenue, as shown on the attached map marked as APPENDIX "A", be denied for the following reasons:

1. The proposal conflicts with the intent of the Approved Lawfield Neighbourhood Plan.
2. There would appear to be an adequate supply of commercially designated land in the surrounding area.
3. Suitable access to the site cannot be maintained, in that once the East-West Freeway interchange is constructed, access to the subject lands from Upper Gage Avenue will be eliminated and Limeridge Road East will become a dead end street. As a result, future access to the proposed plaza will be via a local residential dead end street (Limeridge Road) which is undesirable.



V. J. Abraham, M.C.I.P.
Director of Local Planning



J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

APPLICANT

Robert Leggat, owner.

LOT SIZE AND AREA

- o 35.1 m (115 ft.) of lot frontage;
- o 75.3 m (247 ft.) of lot depth; and
- o 0.3 ha (0.7 ac) of lot area.

LAND USE AND ZONING

	<u>EXISTING LAND USE</u>	<u>EXISTING ZONING</u>
<u>Subject Lands</u>	Vacant	"AA" (Agricultural) District
<u>Surrounding Lands</u>		
To the North	Nursing Home	"DE-2" (Multiple Dwellings) District
To the South	Vacant	"AA" (Agricultural) District and "E" (Multiple Dwellings) District
To the West	Single Family Dwelling	"AA" (Agricultural) District
To the East	Multiple Dwellings	"E-2" (Multiple Dwellings) District

OFFICIAL PLAN AND NEIGHBOURHOOD PLAN

The subject lands are designated "Residential" on Schedule "A" - Land Use Concept. Groups of commercial uses are permitted on sites not exceeding .4 ha in size, provided they are designated in the Neighbourhood Plan.

The lands are designated for "Low Density Apartments" in the Approved Lawfield Neighbourhood Plan. Therefore, the proposal does not comply. If approved, an amendment to the Neighbourhood Plan is required to redesignate the lands to "Commercial".

The proposal will conform to the Official Plan once the Neighbourhood Plan is amended.

ECONOMIC FACTORS

The applicant has advised that the cost of the project will exceed \$1,000,000 and, manpower will consist of people mainly from the City and Region.

COMMENTS RECEIVED

- o The Building Department and Hamilton Region Conservation Authority have no comments or objections.

- o The Traffic Department has advised that:

"The Approved Neighbourhood Plan designates the subject lands and the lands to the west for low density apartments. In addition, the plan indicates that Limeridge Road will be closed in the form of a cul-de-sac in the area of the westerly limits of the subject lands.

It is our understanding that upon construction of the proposed freeway interchange at Upper Gage Avenue access to Upper Gage Avenue from the subject lands would be eliminated.

The approval of the application to permit a retail plaza combined with the future construction of the proposed freeway interchange would result in a retail plaza being located having only one access to the future dead end local residential street.

Therefore, we recommend that the subject lands be developed in accordance with the Approved Neighbourhood Plan and the application be denied."

- o The Hamilton-Wentworth Engineering Department has advised in part that:

"As the subject lands are located at the north-west corner of Limeridge Road and Upper Gage Avenue intersection, they will be seriously affected by the construction of the East-West Transportation Facility.

During the first phase of the construction of that Facility, Limeridge Road at Upper Gage Avenue will likely be closed and a cul-de-sac constructed on Limeridge Road, west of Upper Gage Avenue.

During the second phase, a full interchange will be constructed and an on-ramp to the Transportation Facility will be constructed to the subject lands.

For the above reason, access to the subject lands can be permitted (on Limeridge Road) on the westerly limits of the subject lands only.

To have commercial access on Limeridge Road is, however, highly undesirable.

Furthermore, the neighbourhood plan designates the subject land as low density apartments in conjunction with the whole block of land between Lockton Crescent, Upper Gage Avenue and Limeridge Road.

Based on the above considerations, we recommend that this application for rezoning be denied." (See attached letter for full comments.)

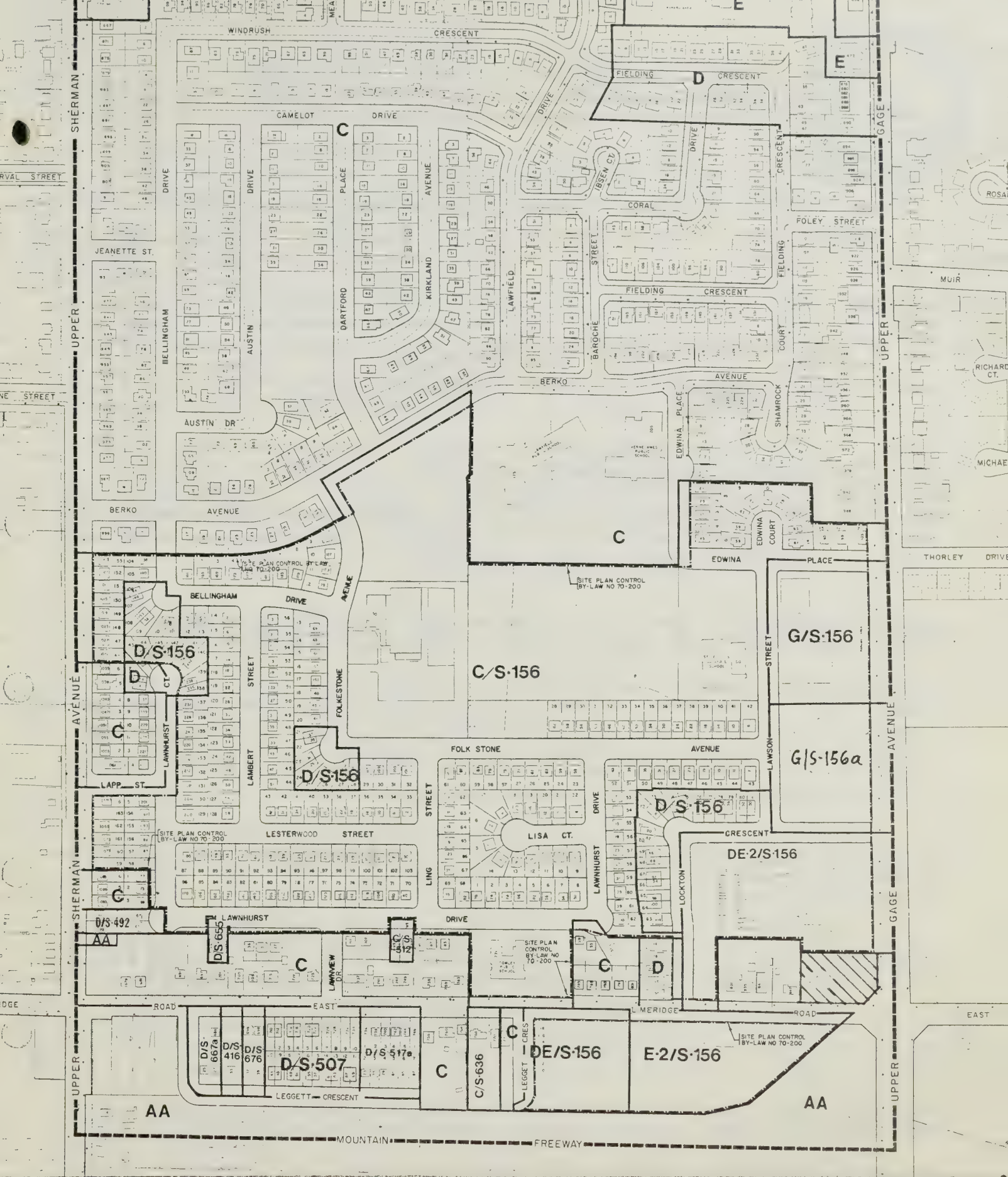
COMMENTS

1. The proposal would require an amendment to the Approved Lawfield Neighbourhood Plan to redesignate the subject lands to "Commercial", thereby establishing conformity with the Official Plan.
2. The proposal cannot be supported for the following reasons:
 - i) it conflicts with the intent of the Approved Lawfield Neighbourhood Plan which designates the lands for "Low Density Apartments";
 - ii) there would appear to be an adequate supply of commercially designated and zoned land in the area, including 3.1 ha. (7.60 ac) located 400 feet to the north ("G" District) and 1.6 ha. (3.9 ac) at the south-east corner of Upper Gage Avenue and Mohawk Road East ("G-1" District);
 - iii) Suitable access to the site cannot be maintained, in that once the East-West Freeway interchange is constructed, access to the subject lands from Upper Gage Avenue will be eliminated and Limeridge Road East will become a dead end street. As a result, future access to the proposed plaza will be via a local residential dead end street (Limeridge Road) which is undesirable.
3. If the application is approved, a public meeting must be held to fulfill the Public Notification requirements set out in the Planning Act.

CONCLUSION

Based on the foregoing, the proposal cannot be supported.

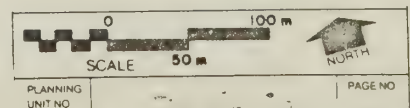
VJA:JH:jd
W.P. 0111P



LEGEND.



SITE OF THE APPLICATION.





THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Department of Engineering
71 Main Street West, Hamilton, Ont. L8N 3T4

PLANNING & DEVELOPMENT
LOCAL PLANNING BRANCH

TO	STAFF	INIT.	INFO.	ACT.
DIS.				
PLANN.				
ENGR.				
ADM.				
CHIEF				
CLERK				
RECORDS				
STAFF				
CART.				
ADMIN.				

I.D. #0023D (44)

July 10, 1986

Refer to File No. E220-1202
Attention of K.A. Brenner
Your File No. ZA-86-50

TO: V. J. Abraham
Planning Department

FROM: K. A. Brenner
Engineering Department

RE: Zoning Application ZA-86-50 by Robert Leggat for a Change
in Zoning from "AA" to "HH" District for Property Located at
1002 Upper Gage Avenue, Hamilton

Please be advised that public watermains as well as sanitary and storm sewers are available to service the subject lands.

The designated road allowance width for Upper Gage Avenue is 36.58 m (120 feet). A portion of the required road allowance widening was previously acquired by Miscellaneous Plan 831. A further road allowance widening is required as a condition of approval, to establish the property line 18.29 m (60 feet) from the centre line of construction as shown on Miscellaneous Plan 831.

As the subject lands are located at the north-west corner of Limeridge Road and Upper Gage Avenue intersection, they will be seriously affected by the construction of the East-West Transportation Facility.

During the first phase of the Construction of that Facility, Limeridge Road at Upper Gage Avenue will likely be closed and a cul-de-sac constructed on Limeridge Road, west of Upper Gage Avenue.

During the second phase, a full interchange will be constructed and an on-ramp to the Transportation Facility will be constructed to the subject lands.

For the above reason, access to the subject lands can be permitted (on Limeridge Road) on the westerly limits of the subject lands only.

To have commercial access on Limeridge Road is, however, highly undesirable.

Cont'd

Page 2-
July 10, 1986

RE: Zoning Application ZA-86-50 by Robert Leggat for a Change
in Zoning from "AA" to "HH" District for Property Located at
1002 Upper Gage Avenue, Hamilton

Cont'd

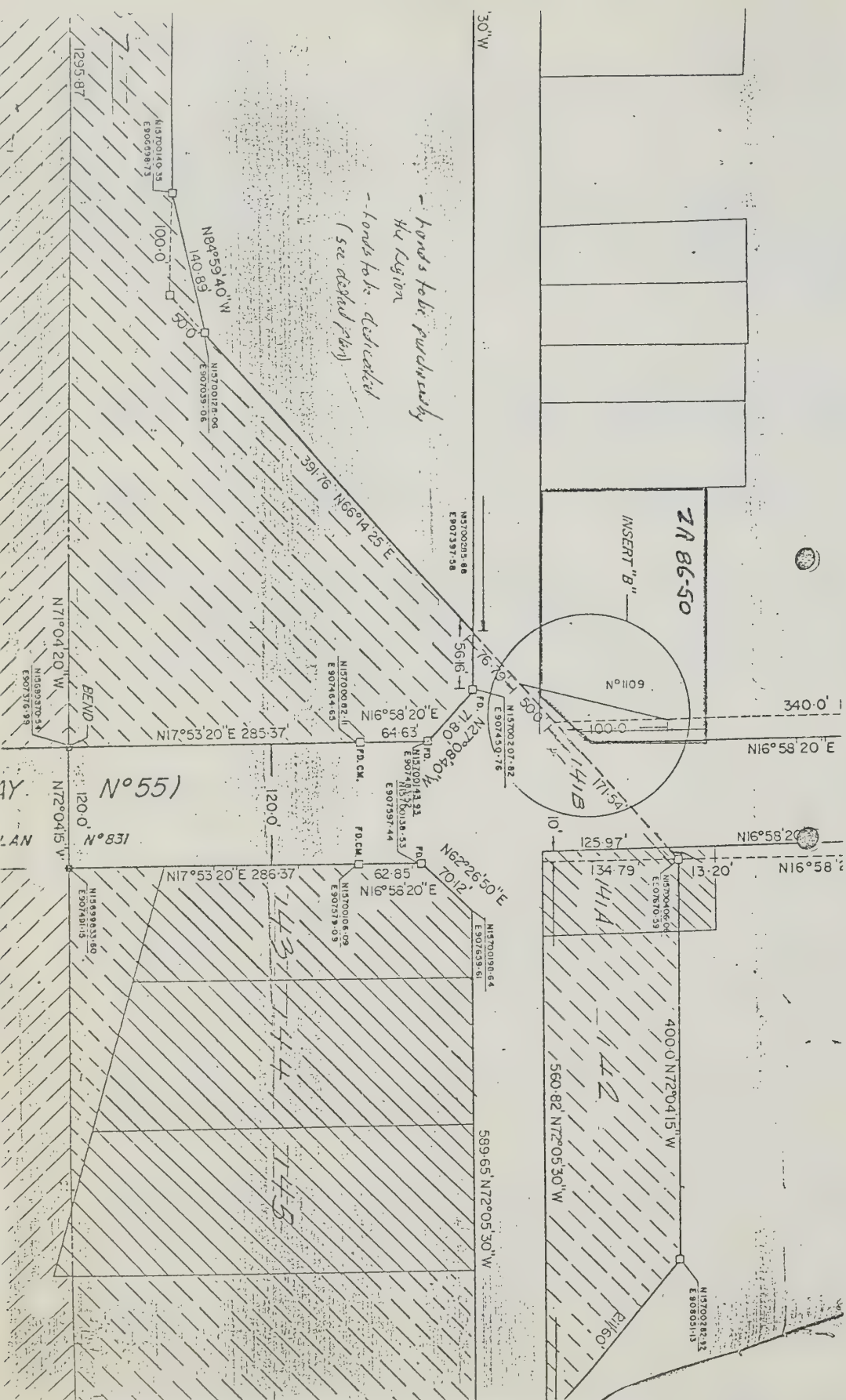
Furthermore, the neighbourhood plan designates the subject land as low density apartments in conjunction with the whole block of land between Lockton Crescent, Upper Gage Avenue and Limeridge Road.

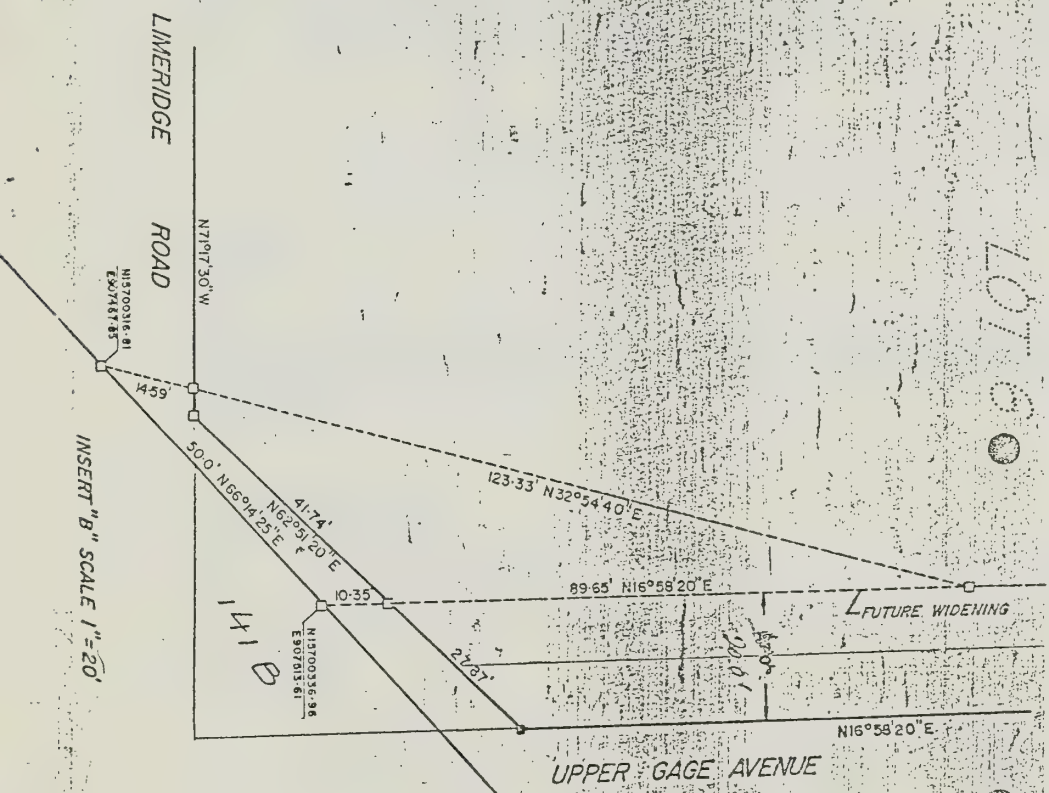
Based on the above considerations, we recommend that this application for rezoning be denied.

Should the Committee, however, recommend approval of this application, we require that the applicant/owner enter into an agreement with the Region for the transfer of the lands required for the East-West Transportation Facility, to the Region (see attached plan).

K. A. Brenner
for K. A. Brenner

TLH/FAR:dkp
Encl.





LEGEND

	REGION OWNS
	O.H.C. AGREEMENT SOLD TO REGION
	O.H.C. AGREEMENT TO REGION
	REGION-SEWER RI WAY
	CITY OWNED PART

Lands to be dedicated to the Region to establish the property line 18.29m (60 feet) from the centerline of the road on Plan 18-831.

Lands required by the Region for the construction of the on-ramp at Subphase 2 (improvements) is constructed at Subphase 1 (improvements) and Subphase 2 (improvements).

8

F O R A C T I O N

FROM Planning and Development Department
TO Planning and Development Committee

DATE August 28, 1986

Refer To File No. 25-T-82008

SA-82-03

Attention Of V. J. Abraham

SUBJECT

Application to the Region for approval of a draft plan of subdivision, Regional File No. 25T-82008, City of Hamilton File No. SA-82-03, to establish 49 lots for industrial purposes and a block for open space purposes.

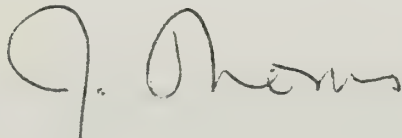
RECOMMENDATION

That approval be given to Application SA-82-03, Regional Municipality of Hamilton-Wentworth, owner, to establish a draft plan of subdivision at the south-west corner of Rymal Road and Glover Road, subject to the following conditions:

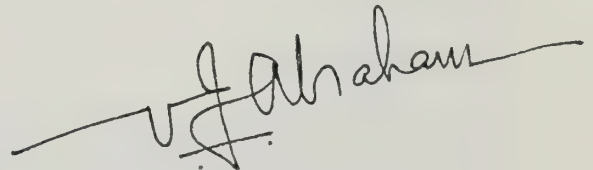
1. That this approval apply to the plan prepared by M. A. Chidley, O.L.S., dated March, 1982 showing 49 lots, one block and street widenings for Rymal Road and Glover Road shown as Block 51.
2. That the owner acquire sufficient land to establish Dartnall Road in full and to provide for its connection to Rymal Road prior to final approval of Lots 1 to 11 inclusive.
3. That the road allowances and widenings be dedicated as public highways on the final plan.
4. That the streets be named to the satisfaction of the City of Hamilton and the Regional Municipality of Hamilton-Wentworth.
5. That the final plan conform with the zoning by-law approved under the Planning Act.
6. That the owner convey Block 50 to the City of Hamilton for park purposes pursuant to the provisions on The Planning Act.
7. That such easements as may be required for utility or drainage purposes be granted to the appropriate authority.

8. That the owner provide the City of Hamilton with a certified list showing the net area and width of each lot and block in the final plan.
9. That any dead-ends or open sides, of the road allowances created by the plan be terminated in 0.3 m reserves to be conveyed to the City of Hamilton and be held by the City until required for the future extension of the road allowances or development of abutting lands.
10. That the owner agree in writing to satisfy all the requirements, financial and otherwise, of the City of Hamilton.

Respectfully submitted,



J. D. Thoms, M. C.I.P.
Commissioner
Planning and Development



V. J. Abraham, M.C.I.P.
Director of Local Planning

BACKGROUND

Owner

Regional Municipality of Hamilton-Wentworth, Hamilton, Ontario.

Surveyor

M. A. Chidley, O.L.S., Hamilton, Ontario.

Location

The lands, comprising 23.2 ha, are located at the south-west corner of Rymal Road and Glover Road in the South Hannon Neighbourhood, being part of Lot 15, Concession 1, Township of Glanford, now in the City of Hamilton.

Proposal

The owner proposes to subdivide the lands into 49 lots for industrial purposes and a block for open space purposes with street widenings

abutting Rymal Road and Glover Road. Several lots will be serviced from the above-mentioned streets, however, the majority of the lots will be serviced by means of new streets which will connect to either Rymal Road or Glover Road. The minimum lot size proposed will have a width of 32 m and the minimum lot area will be approximately 2,800 m².

EXISTING DEVELOPMENTAL CONTROLS

Hamilton-Wentworth Official Plan - the lands are identified as "Urban Policy Area" - "Industrial Business Parks". The proposal complies.

City of Hamilton Official Plan - the lands are designated "Industrial", "Open Space" and "Utilities" (Trans-Canada Pipelines existing easement). The proposal complies.

Niagara Escarpment - the lands are not within the "Development Control Area", therefore, the regulations do not apply.

Zoning - the lands are zoned to permit industrial development on the lots. Some minor adjustment to the lotting may be required on the final plan to conform to the established zoning districts.

Neighbourhood Plan - the lands are designated for "Restricted Industrial-Commercial", "Restricted Industrial", "Open Space and Recreation" and "Utilities". The proposal complies.

COMMENTS FROM CIRCULATION

The following agencies have advised that they have no comment or objection toward the proposal:

Ministry of Municipal Affairs.
Ministry of Transportation and Communications.
Ministry of Industry and Tourism.
Niagara Escarpment Commission.
Bell Telephone.
Union Gas.
Hamilton Hydro-Electric System.

The Hamilton-Wentworth Department of Engineering has submitted the following comments and recommendations:

- (a) The installation of watermains, storm and sanitary sewers on Dartnall Road from Rymal Road southerly is required for servicing lots 1 to 11 inclusive.
- (b) Lots 12 to 18 inclusive can be serviced to existing watermains and future storm and sanitary sewers on Rymal Road.
- (c) A 12 m wide sewer easement is required between lots 23 and 24.

- (d) Lots 19, 20, 36, 37, 38, 46, 47, 48 and 49 can be serviced to existing watermains and future storm and sanitary sewers on Glover Road.
- (e) Lots 21 to 35 inclusive and lots 39 to 45 inclusive can be serviced by way of the sewers on the easement between lots 23 and 24 to the existing sanitary trunk sewer and storm water channel in the valley adjoining the west limit of lot 24.
- (f) The installation of watermains on Hambrook Way is required for servicing lots 21 to 35 inclusive and lots 39 to 45 inclusive.
- (g) The submitted plan as prepared by M. A. Chidley, O.L.S., is satisfactory to this Department subject to the applicant's compliance with the above recommendations."

The City Department of Traffic have submitted the following comments:

- "1. As Rymal Road is a major arterial roadway with a posted speed of 70km/h, we recommend that lots 16, 17 and 18 be consolidated into two lots fronting on Glover Road.
- 2. We recommend that consideration be given to consolidating lot 12 with lot 13, and lot 14 with lot 15. Alternately, we would recommend that a letter be sent to the Real Estate Department suggesting that they try to find buyers who would be willing to purchase more than one lot on Rymal Road in the area of lots 12 to 15, in order that the number of access driveways onto Rymal Road may be kept to a minimum."

The Ministry of the Environment have indicated concern in regard to development of the lands for industrial purposes as it will create a conflict of adjacent land uses with respect to the group of homes on the east side of Glover Road opposite the subdivisions.

In this regard, it is noted that Official Plan policies and zoning by-law requirements together with increased lot depths abutting Glover Road have been established to protect the residences until they are replaced with future industrial uses.

The following agencies have recommended specific conditions be established relative to their specific mandates:

Ministry of Natural Resources.
Ontario Hydro.
Trans-Canada Pipelines.
Hamilton Region Conservation Authority.

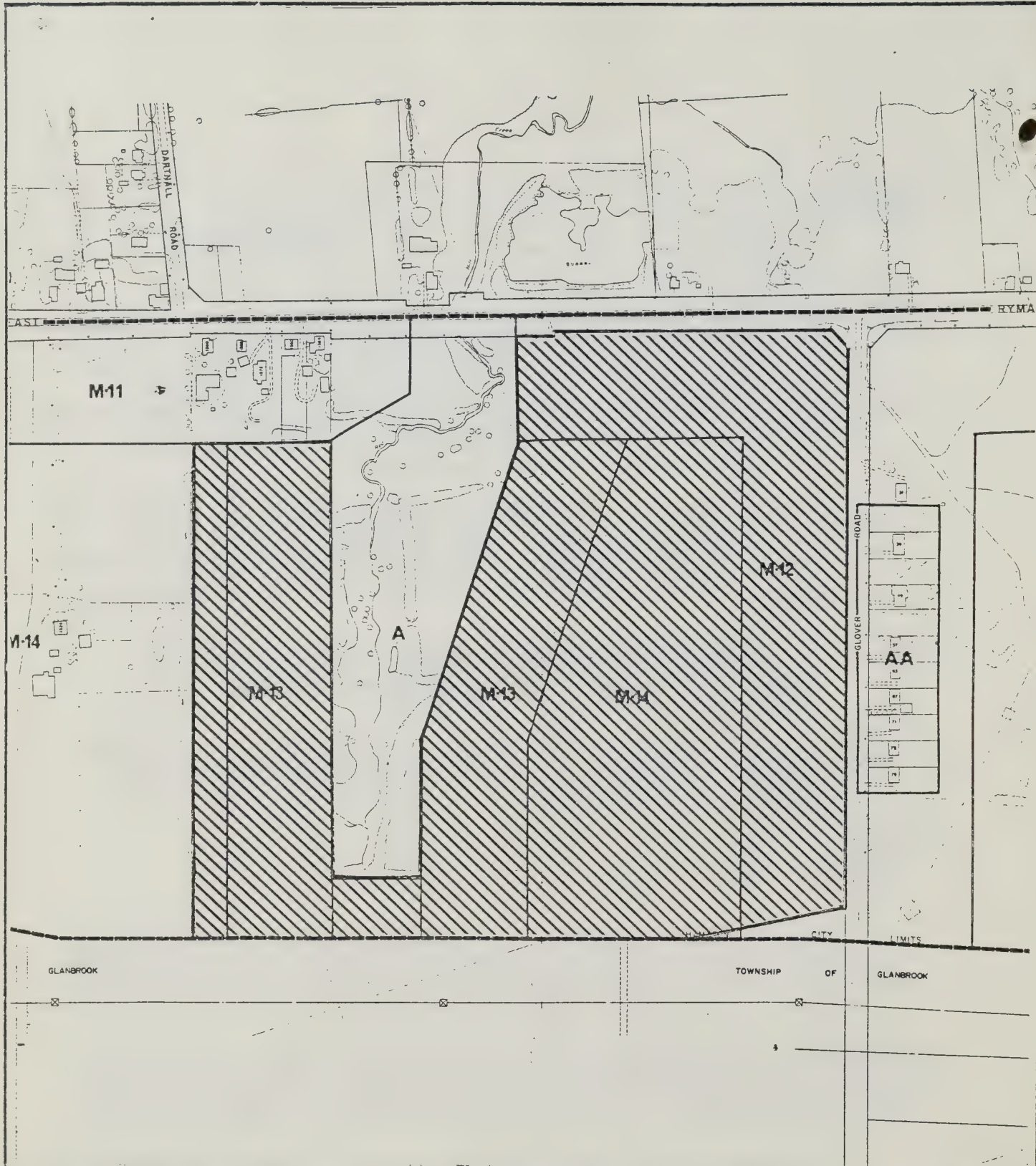
COMMENTS

1. The conformity of the proposal with the Official Plans and Zoning By-law is noted.
2. While the City of Hamilton have not determined a policy regarding conveyance of land for park purposes from industrial subdivision, since the new Planning Act was approved (municipalities may now require up to 2% of lands from industrial and commercial subdivisions) it is recommended that the City acquire Block 50 to add to their adjoining lands and to avoid the block becoming landlocked due to different ownerships.

The recommendation of the Traffic Department can be implemented by having frontage for Lots 17 and 18 on Glover Road and by encouraging future owners to purchase more than one lot on Rymal Road so that the number of access driveways may be kept to a minimum.

4. It is noted that proposed Dartnall Road would have to be established in full and connected to Rymal Road prior to development of Lots 1 to 11 inclusive.
5. The requirements of the commenting agencies can be implemented through the condition of approval to be established by the Regional Municipality.

JS:cs
WP2741P



Location Plan For

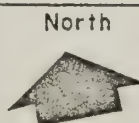
HAMILTON MOUNTAIN
INDUSTRIAL PARK No. 2

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



PROPOSED SUBDIVISION



North

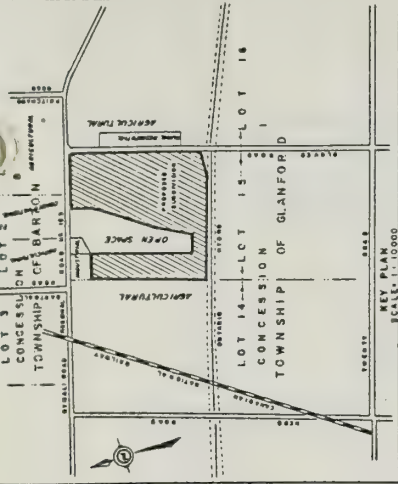
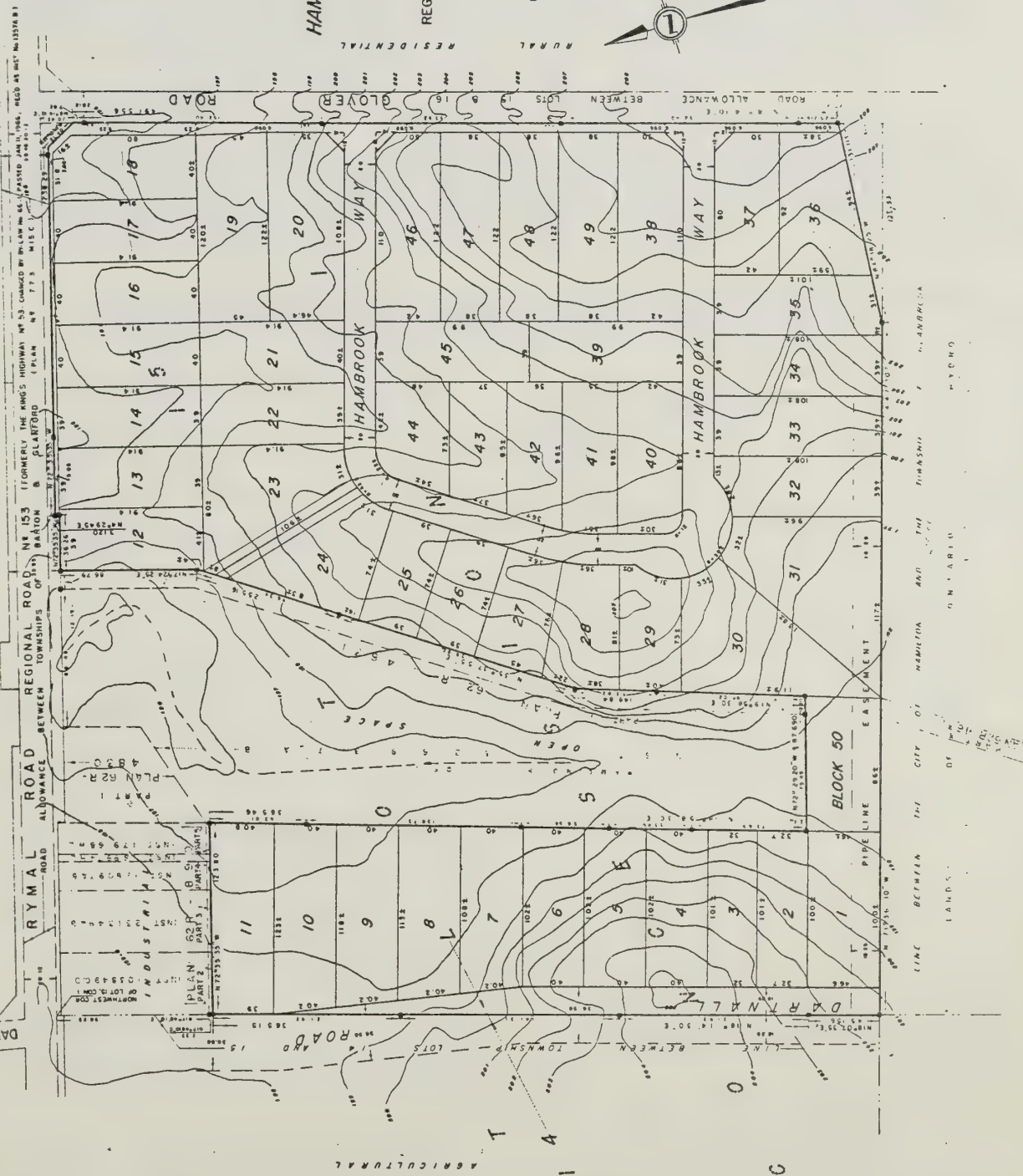
Scale
1:12000

Date
May 1982

Reference File No
25T-82008

Drawing No.
82-H-67

AGRICULTURAL CONSERVATION 2 - LOT 8
TOWNSHIP OF BARTON



DRAFT PLAN OF
HAMILTON MOUNTAIN INDUSTRIAL PARK No 2
IN SOUTH HANNOON NEIGHBOURHOOD
BEING A PROPOSED SUBDIVISION OF
PART OF LOT 15, CONCESSION 1
OF THE GEOGRAPHIC TOWNSHIP OF GLANFORD
NOW IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH

SCALE: 1:1000
M.A. CHOLEY-D.L.S.
1982

RE: CHAPTER 379 R.S.O. 1960 SECTION 36 (2) THE PLANNING ACT

- A. SHOWN ON PLAN
- B. SHOWN ON PLAN
- C. SHOWN ON PLAN
- D. INDUSTRIAL
- E. SHOWN ON PLAN
- F. SHOWN ON PLAN
- G. SHOWN ON PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE
- I. CLAY
- J. SHOWN ON PLAN
- K. SANITARY AND STORM SEWERS, DRAINAGE, ERECTION, FIRE PROTECTION ETC.
- L. SHOWN ON PLAN

THE REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH DEPARTMENT OF ENGINEERING	
APPROVED BY: [Signature]	DATE: 11.11.82
APPROVED BY: [Signature]	DATE: 11.11.82
PLAN No RC-H-204 SURVEYS	

METRIC	OWNER'S CERTIFICATE	SURVEYOR'S CERTIFICATE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.	THE REGIONAL MUNICIPALITY OF HAMILTON WENTWORTH AUTHORIZES M.A. CHOLEY-D.L.S. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL. [Signature] REGIONAL CLERK	I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN. [Signature] M.A. CHOLEY-D.L.S.

FROM: Planning and Development Department
Planning and Development Committee

DATE: August 25, 1986

Refer to File No. 25CDM-86008
SA-86-16
Falkirk East
Neighbourhood

Attention Of: V. J. Abraham

SUBJECT

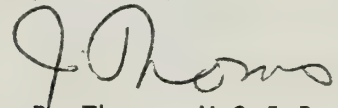
Application to the Region for the approval of a plan of condominium, Regional File N. 25CDM-86008, City of Hamilton File No. SA-86-16, to establish 25 Townhouse Units.

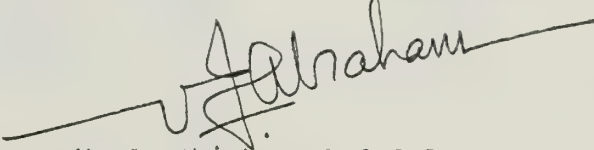
RECOMMENDATION

That approval be given to application SA-86-16, "Highland Management Limited" owner, to establish a draft plan of condominium located at the south side of Stone Church Road and the west side of Garth Street subject to the following condition:

1. That this approval apply to the plan prepared by Sidney W. Woods Inc., Engineers and Surveyors, dated May 1986, Plan R-2546.

Respectfully submitted,


J. D. Thoms, M.C.I.P.
Commissioner
Planning & Development


V. J. Abraham, M.C.I.P.
Director of Local Planning

BACKGROUND

OWNER

West Highland Management Limited,
c/o K. R. Hajas, Hamilton, Ontario.

AGENT

A. Wellenreiter, Q.C., Hamilton, Ontario.

SURVEYOR

J. W. Woods Inc., Hamilton, Ontario.

LOCATION

The lands, comprising 0.556 ha, are located at the south-westerly corner of Stone Church Road and Garth Street, in the Falkirk East Neighbourhood, being part of lots 1 and 2, R.P. No. 921, in the City of Hamilton.

PROPOSAL

The owner proposes to construct 25 Town House Units in four buildings as a condominium project.

EXISTING DEVELOPMENT CONTROL

Hamilton-Wentworth Official Plan - the lands are designated "Urban Policy Area" - "Existing Development". The proposal complies.

City of Hamilton Official Plan - the lands are designated "Residential". The proposal complies.

Neighbourhood Plan - the lands are designated "Residential - attached housing".

Zoning - the lands are zoned to permit the proposed development.

COMMENTS FROM CIRCULATION

There were no objections from circulated agencies in regard to this proposed condominium.

COMMENTS

1. The conformity of the proposal with the Official Plans and Zoning By-law is noted.
2. There are no requirements for this proposal.
3. Application for this condominium conversion does not conflict with the intent of the conversion policies of the Hamilton-Wentworth Official Plan.
4. Application for this condominium conversion does no conflict with the Act respecting the protection of rental housing.

JLS/dc

W.P. Doc. 2732P

INTEREST	DATE OF	TOTAL AREA	PARTIAL
IN REVENUE	CONVEYANCE	OF PROPERTY	PROVIDED
IN REVENUE	IN REVENUE	IN REVENUE	IN REVENUE
IN REVENUE	IN REVENUE	IN REVENUE	IN REVENUE

NOTE: "a" AND "b" DESIGNATIONS INDICATE PROVIDED EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENT.

METRIC SHOWING OF THIS PLAN AND IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVISION AND AMENDMENT.

STONECHURCH ROAD WEST

PARCEL "C" (3048 WIDENING)

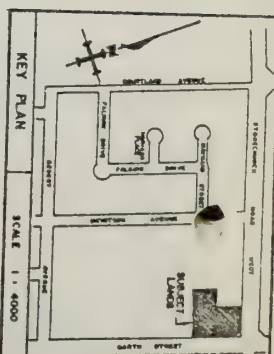
PART 13, PLAN 62H-1611 (2,134 WIDENING)

PART 1, PLAN 62G-6161



GARTH STREET

ROAD ALLOWANCE BETWEEN LOTS 18 AND 19



DRAFT PLAN OF CONDOMINIUM

PART OF LOTS 1 AND 2

ACCORDING TO
ORCHARD CREST SURVEY
REGISTERED PLAN NO. 921

CITY OF HAMILTON
REGIONAL MUNICIPALITY OF
HAMILTON - WENTWORTH

SCALE 1:200

SIDNEY W. WOODS INC. 1986

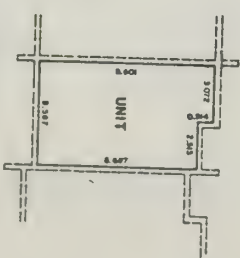
SURVEYOR'S CERTIFICATE

OWNER'S CERTIFICATE

REGISTERED MAPLEWOOD LOTS

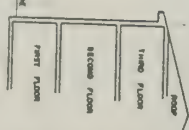
SCHEDULE REG. SECTION 50 (2) THE PLANNING ACT

- A. SHOWS ON PLAN
- B. SHOWS ON PLAN
- C. SHOWS ON PLAN
- D. SHOWS ON PLAN
- E. SHOWS ON PLAN
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- T. SHOWS ON PLAN
- U. SHOWS ON PLAN
- V. SHOWS ON PLAN
- W. SHOWS ON PLAN
- X. SHOWS ON PLAN
- Y. SHOWS ON PLAN
- Z. SHOWS ON PLAN



TYPICAL UNIT DIMENSIONS

SCALE 1:180



TYPICAL UNIT SECTION

PRINTED

1/18/03 BBS

SIDNEY W. WOODS INC.
ENGINEERS & SURVEYORS
HAMILTON - ONTARIO

10

F O R A C T I O N

FROM Planning and Development Department

DATE August 25, 1986

TO Planning and Development Committee

Refer To File No. 25T-85032
SA-85-21
Gershome
Neighbourhood

Attention Of V. J. Abraham

SUBJECT

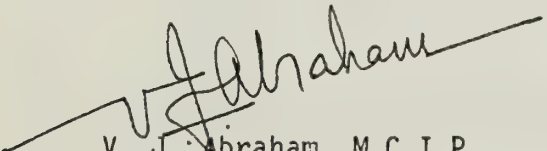
Request, by the applicant to amend condition No. 12, of the City of Hamilton recommendation for draft approval relating to the "Nash Orchard Heights West", proposed draft plan of subdivision.

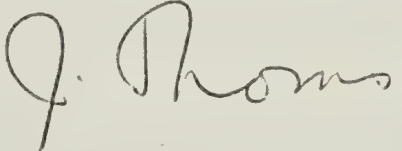
RECOMMENDATION

That approval be given to amend proposed condition No. 12 relating to the "Nash Orchard Heights West" proposed draft plan of subdivision as follows:

- "12. That the final plan be approved only after, either, the one-way exit from Highway 20 (Centennial Parkway) has been established by registration of a plan of subdivision under subdivision application SA-85-22 (Nash Orchard Heights South), or Greenhill Ave. has been constructed in full to join the north and south sections of said road, and that appropriate road improvements are completed at the intersection of Greenhill Avenue and King Street East as deemed necessary by the City of Hamilton and the Region of Hamilton-Wentworth."

Respectfully submitted,


V. J. Abraham, M.C.I.P.
Director of Local Planning


J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

SURVEYOR

J. D. Peters, O.L.S. Hamilton, Ontario

OWNER

Mr. William J. Nash, Stoney Creek, Ontario

LOCATION

The lands, comprising 7.74 ha, are located south of King Street and west of Greenhill Avenue in the Gershome Neighbourhood, being part of lots 26, 27 and 28, Concession 4, formerly in the Township of Saltfleet, now in the City of Hamilton.

HISTORY

The proposed plan, "Nash Orchard Heights West", was endorsed on April 29, 1986 by the City of Hamilton Council. As shown by the attached map this subdivision was one of three, dealt with by City Council in the Gershome Neighbourhood. As a condition of draft approval the following condition was included in the City Council's recommendation of approval to the Regional Planning and Development Committee:

- "12. That the final plan only be approved after the one-way exit has been established by registration of the respective lands of subdivision Application SA-85-22."

The reference to SA-85-22, is to the "Nash Orchard Heights South" draft plan of subdivision immediately to the east of the proposed Greenhill Avenue extension.

The significance of this condition of draft approval with respect to the "Nash Orchard Heights West" draft plan, is that it should not proceed until an access road is constructed between Greenhill Avenue and Centennial Parkway South.

PROPOSED REVISION

It is the developer's intention to proceed with the development of "Nash Orchard Heights West" prior to the development of "Nash Orchard Heights South".

Consequently, the developer has requested that condition No. 12 be modified so that he can proceed without the required one-way access from Highway 20 (Centennial Parkway).

COMMENTS

1. The one-way exit from Highway 20 (Centennial Parkway) into the developing Gershome Neighbourhood is required as an alternative access into the neighbourhood and to provide a relief for traffic trying to make a left turn from King Street on Greenhill Avenue against heavy volumes of eastbound traffic on King Street.
2. Since this is basically a traffic issue the comments from the City Traffic Department are most relevant.
3. The City Traffic Department reviewed the request by the applicant and recommended that:

"Greenhill Avenue should be extended across the T. H. & B. Railway at the earliest opportunity.

A separate left turn lane on King at Greenhill should be constructed concurrently with the extension of Greenhill Avenue.

No additional development on the east side of Greenhill should be permitted prior to construction of the Highway 20 access.

The lands to the west of Greenhill Avenue should not be developed prior to either the extension of Greenhill Avenue or the provision of the Highway 20 access, whichever happens soonest, because of the extent of the cul-de-sac single access which would result."

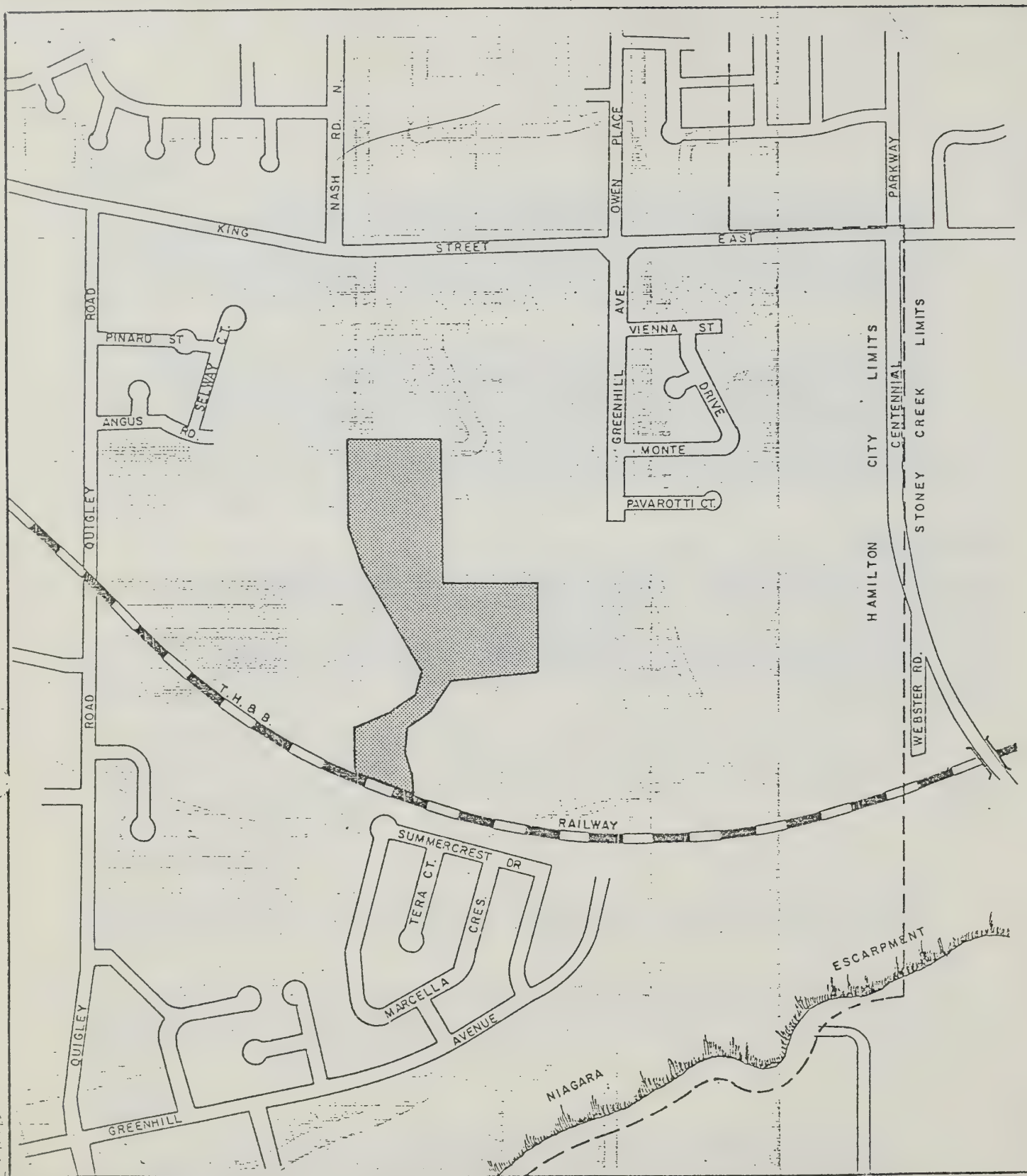
(See attached letter of June 16, 1986 from the Director of Traffic Services.

CONCLUSION

The proposed condition No. 12 could be modified to give the developer the choice of either being able to develop the proposed subdivision after (a) the access from Centennial Parkway has been constructed, or (b) after the Greenhill Avenue extension has been constructed along with the necessary improvements regarding the intersection of King Street and Greenhill Avenue.

JLS/dc

W.P. DOC. 2658P



Location Plan For

NASH ORCHARD HEIGHTS WEST

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



PROPOSED SUBDIVISION

North



Scale

1" = 750'

Date

Dec. 1985

Reference File No.

25T-85032

Drawing No.

85-H-178

REVISED DRAFT PLAN OF SUBDIVISION

BEING PART OF LOTS 26, 27, & 28 CONCESSION 4,
FORMERLY IN THE TOWNSHIP OF SAULTFLEET
NOW IN THE CITY OF HAMILTON,
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH.



OWNER'S CERTIFICATE

I hereby certify that the undersigned are the owners of the lands outlined in a heavy line shown on this plan and I hereby authorize *May, Price & Associates Limited* to submit this draft plan for approval.

SURVEYOR'S CERTIFICATE

I hereby certify that the lands to be subdivided, outlined in a heavy line, as shown on this plan and their relationship to adjacent lands are correctly and accurately shown.

John R. Price
Surveyor

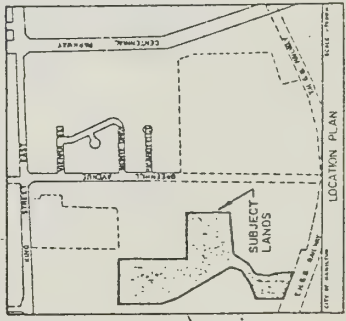
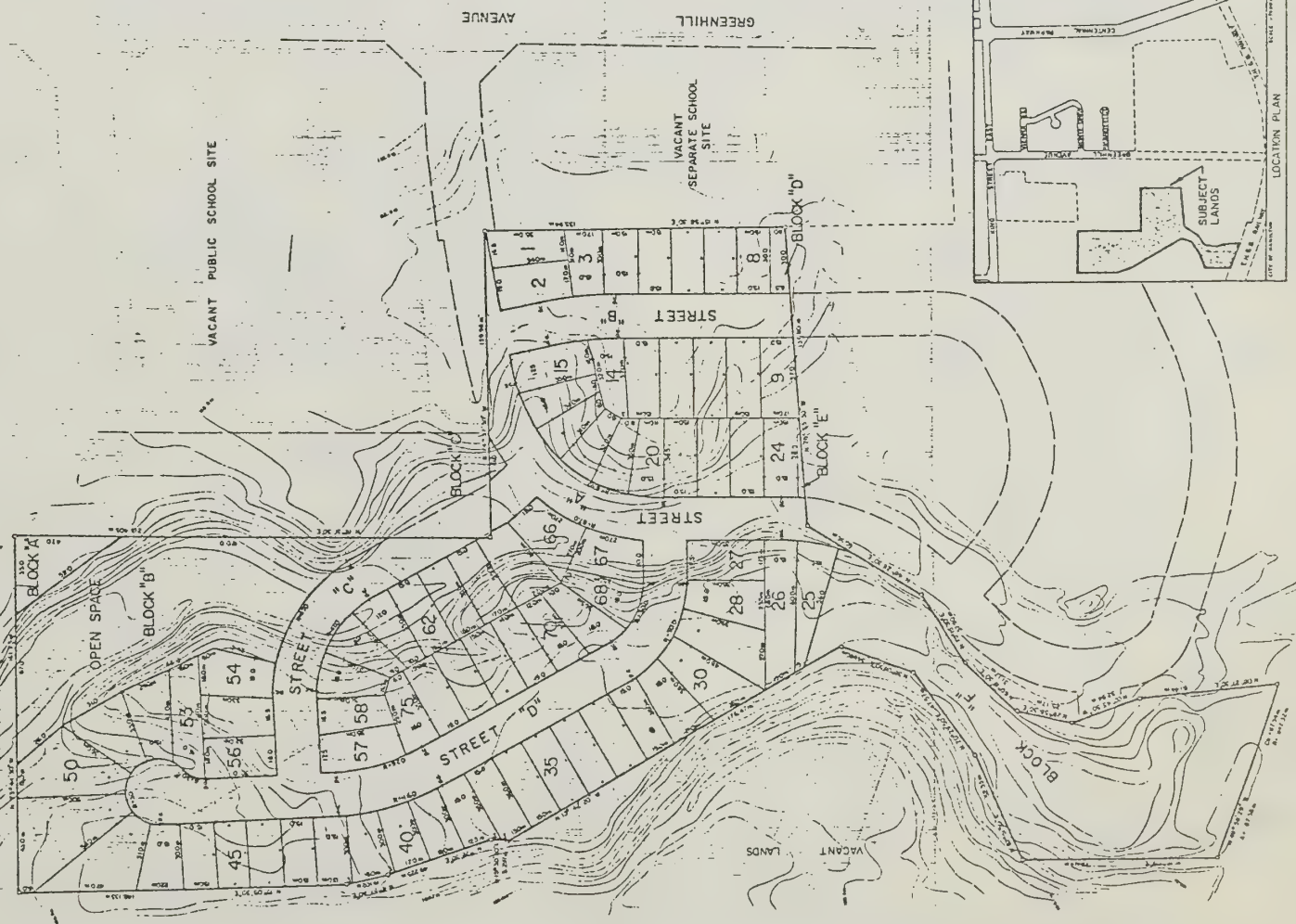
REQUIREMENTS OF THE PLANNING ACT, 1983 (SECTION 50.2)

- (a) See plan
- (b) See plan
- (c) See plan
- (d) See plan
- (e) See plan
- (f) See plan
- (g) See plan
- (h) Municipal water
- (i) Sandy loam
- (j) See plan
- (k) Hydro-Telephone, Gas
- (l) See plan

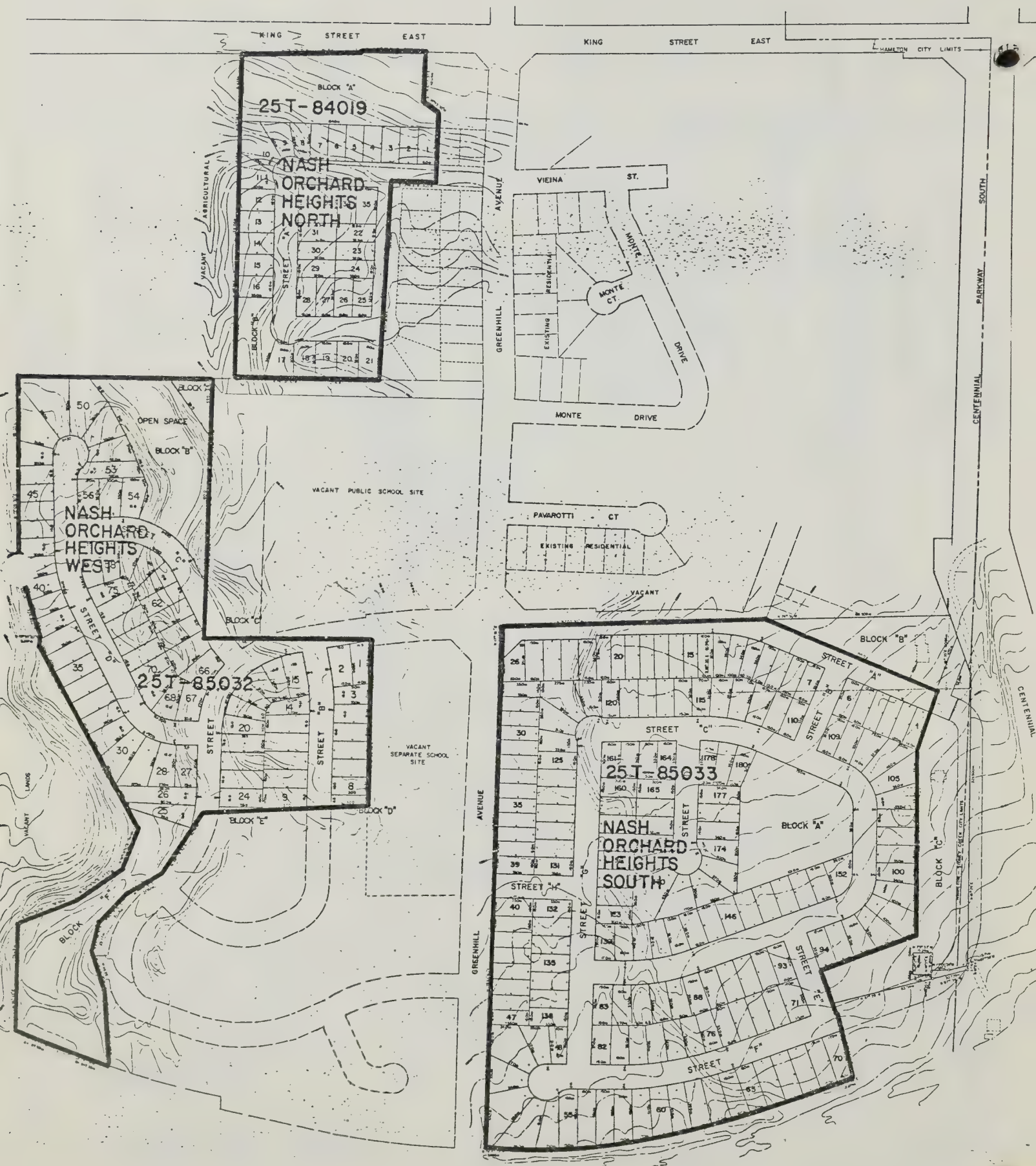
DESIGN CRITERIA AND LAND USE SCHEDULE

LOT/BLOCK	AREA (sq. ft.)	AREA (sq. m.)
Single family site - 1-75	4,08	10.03
Future Single family blocks - 76-100	0.03	0.07
Open Space - 101-105	1.08	2.67
Open Space - 106-110	0.88	2.17
Open Space - 111-115	0.10	0.25
Roadway - 116-120	0.59	3.93
TOTAL	7.74	19.12

NASH ORCHARD HEIGHTS WEST



May, Price & Associates Limited
Professional Surveyors & Land Development Planners
151 Lower Street, Burlington, Ontario
L7R 1P2
(905) 631-1000





THE CORPORATION OF THE CITY OF HAMILTON

City Hall, 71 Main Street West, Hamilton, Ontario L8N 3T4

1986 June 16

Mr. J.L. Schwarz, M.C.I.P.
Manager, Regional Planning Branch
Land Development Section
Planning and Development Dept.

Re: Emergency Access to Highway 20
for the Gershome Neighbourhood

Dear Sir:

In response to your letter of 1986 June 05, please be advised that we have reviewed the condition of approval that an access be provided to the neighbourhood from Highway 20 as it relates to the proposed Nash Orchards West plan of subdivision and have the following comments:

The previous comments recommending the provision of the access from Highway 20 as a condition of approval were based on the assumption that the development of lands both east and west of Greenhill Avenue would occur at the same time or in stages, with the area east of Greenhill Avenue being the first stage. The development of the lands in that order would facilitate the provision of the recommended access during the initial stages of development.

However, during discussions with the developer it was indicated that the option to acquire the lands east of Greenhill Avenue cannot be acted on until 1990.

The primary reason for the provision of the access from Centennial Parkway as a condition of approval was to provide an alternate entrance into the neighbourhood and alleviate congestion at the intersection of King Street and Greenhill Avenue, in particular, when the north and south sections of Greenhill Avenue are connected. Once the north and south portions of Greenhill Avenue are connected, it is very likely that left-turn demand would increase, as Greenhill Avenue would be functioning as a major collector roadway, servicing a much larger area than just the Gershome Neighbourhood.

We do not anticipate that the volume of traffic generated by the development of Nash Orchards West plan of subdivision containing 75 single family lots will have a negative impact on the operation of the intersection of King Street East and Greenhill Avenue prior to the connection of the north and south sections of Greenhill Avenue. In addition, the cost of providing and maintaining an access from Centennial Parkway to the area west of Greenhill Avenue would be excessive. However, full development of the areas on both sides of Greenhill Avenue prior to the provision of the Highway 20

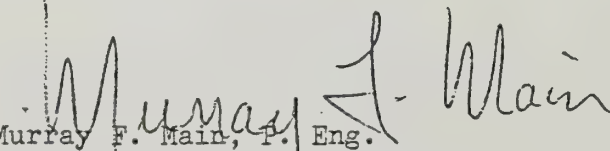
DEVELOPMENT DIVISION			
FILE NO.			
RECEIVED			
TO			
INT.			
ACT.			
INFO.			
25T-85032			
JUL 18 1986			
DIRECTOR			
LAND USE MANAGER			
LAND DEV. MAN.			
STAFF			

access would be likely to create problems at King and Greenhill even prior to the extension of Greenhill Avenue. Thus, there is a dilemma as to whether some or none of the development should be allowed to proceed.

We recommend that the report state that:

- Greenhill Avenue should be extended across the TH&B railway at the earliest opportunity.
- a separate left turn lane on King at Greenhill should be constructed concurrently with the extension of Greenhill Avenue.
- no additional development on the east side of Greenhill should be permitted prior to construction of the Highway 20 access.
- the lands to the west of Greenhill Avenue should not be developed prior to either the extension of Greenhill Avenue or the provision of the Highway 20 access, whichever happens soonest, because of the extent of the cul-de-sac single access which would result.

Yours truly,


Murray F. Main, P. Eng.
Director of Traffic Services

BF:11

cc: Mr. G. Aston
Regional Transportation Department

11

F O R A C T I O N

FROM Planning and Development Department

DATE September 4, 1986

TO Planning and Development Committee

Refer To File No. 4143

Attention Of V. J. Abraham

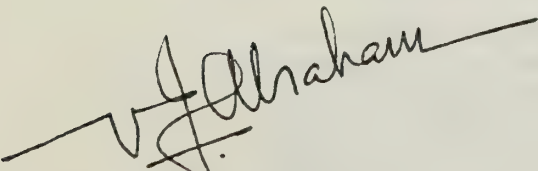
SUBJECT

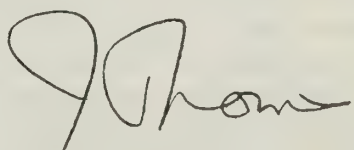
Request that the procedure to have Site Plan Control Applications approved by the Chairman of the Planning and Development Committee and the ward Alderman who sits on the Planning and Development Committee, or in his or her absence, the other ward Alderman, be extended for a period of one year.

RECOMMENDATION

1. (a) That the Chairman of the Planning and Development Committee, the ward Alderman who sits on the Planning and Development Committee, or in his or her absence, the other ward Alderman be authorized to approve Site Plan Control Applications for a period of one year;
- (b) That all applications approved with this procedure be reported to the next regular meeting of the Planning and Development Committee for information;
2. That where the Chairman of the Planning and Development Committee or the ward Alderman who sits on the Planning and Development Committee consider it appropriate, the Site Plan Control Application may be forwarded to the Planning and Development Committee for consideration; and,
3. That at the end of the one-year period, a report be submitted to the Planning and Development Committee evaluating the approval procedures.

Note: Normally, Site Plan Applications require approval of the Planning and Development Committee. With a view to expediting the approval process, it is recommended to continue the above procedure which has been used during the summer months of June, July and August.


V. J. Abraham, M. C. I. P.
Director of Local Planning
Planning and Development


J. D. Thoms, M. C. I. P.
Commissioner

BACKGROUND

At its meeting of June 24, 1986, City Council adopted a recommendation to allow the Chairman and the ward Alderman who sits on the Planning and Development Committee, or in his or her absence, the other ward Alderman, to approve Site Plan Control Applications during the months of June, July and August. It was further adopted that any action taken in this regard be reported to the next regular meeting of the Planning and Development Committee for formal ratification.

COMMENTS

During the months of June, July and August, a total of sixteen Site Plan Control Applications were approved using the new procedure.

The new procedure has proved to be very successful.

- o There is minimal delay in the approval of the application once the requirements of the various departments have been resolved with the applicant, in that the Department can arrange a meeting with the ward Alderman and the Committee Chairman for approval of the application. Previously, completed applications had to wait for an appropriate regular meeting of the Planning and Development Committee to deal with the report. This resulted in time delays from several days to two weeks waiting for the appropriate meeting in order for the applicant to proceed with final plans.
- o The length of the reports has been reduced to proposal and recommendation headings. Previous reports had included detailed zoning and comment information giving explanations of various aspects of the projects which had been resolved with the applicant.
- o To date, seventy-six Site Plan Control applications have been received in comparison to fifty for the same period in 1985. The total for 1985 was sixty-five applications. In order to deal with the large increase in applications, either a shortening of the process is necessary, or additional staff is required. The summer procedure has proved to assist the shortening of the process without compromising the detailed review and approval process.
- o In the past, applicants and/or their agents have attended Committee meetings where their applications were approved without any necessary comments or questions. At some meetings, due to other matters, the particular applications were delayed anywhere from 15 minutes to two hours, requiring those present to wait until the item was to be dealt with. The new procedure avoids this time waste for both the applicant and the Committee where all aspects of the application have been resolved.

- o The new procedure has allowed quick resolution of minor changes to previously approved plans or approval of minor projects, such as pools, signs or building additions. This has permitted the projects to proceed without waiting for scheduled meetings and saved staff time in the preparation of the detailed reports.
- o In situations where the project schedule has been critical, the new procedure has allowed staff of all departments to co-ordinate an urgent response and meet ward Alderman and Chairman for approval of the plans and expedite the particular project.
- o The procedure still allows for applications to be presented to the Planning and Development Committee where the ward Alderman or the Committee Chairman consider it appropriate to be dealt with at the Committee level due to the complex nature of the project.

These critical factors of resolving the comments, preparation of a short report and meeting with the ward Alderman and Chairman of the Committee has reduced project waiting time, time spent on reports, and time by Committee, applicant and staff. This has permitted the applicant to proceed with the conditions of approval of the applicant, such as road widenings, technical details, Committee of Adjustment, encroachment agreements, etc.

For these reasons, the new procedures should be extended for a period of one year. At the end of this period, an evaluation of the approval process should take place and be reported to the Committee.

JPS:cs
W.P.Doc. 2716P

F O R I N F O R M A T I O N

FROM Planning and Development Department DATE September 3, 1986
TO Planning and Development Committee Refer to File Nos. DA-86-11
DA-86-33
DA-86-37
DA-86-41
DA-86-45

BACKGROUND

The attached Site Plan Control Applications have been approved by the Chairman of the Planning and Development Committee and the Alderman of the Ward in accordance with Council approval of June 24, 1986.

JPS/1e
W.P. DOC. 0099P(4)

FOR ACTION

FROM Planning and Development Department

DATE August 20, 1986

TO Planning and Development Committee

Refer To File No. DA-86-11
(ZA-80-66)
BRULEVILLE
NEIGHBOURHOOD

Attention Of V. J. Abraham

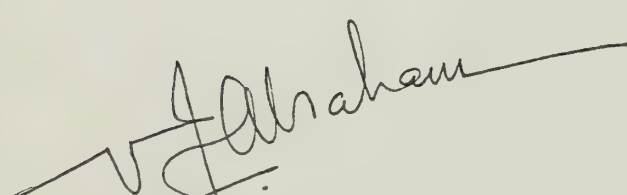
PROPOSAL

Plans have been submitted for a commercial development to be located at 986-998 Upper Wentworth Street having a gross floor area of approximately 2,186 m² (23,530.67 sq. ft.) and 118 parking spaces.

RECOMMENDATION

That approval be given to Site Plan Control application by 645437 Ontario Limited, owner, of land at 986 and prospective owner of 990 and 998 Upper Wentworth Street, subject to the following:

- a) modification to the Plan related to dimensions, note, landscaping as marked in red on the Plans;
- b) addition of landscaping 6 trees as shown on the Plan;
- c) authorization of adjacent property owner for westerly access driveway connection to abutting property.


V. J. Abraham, M.C.I.P.
Director of Local Planning

Approved Date:

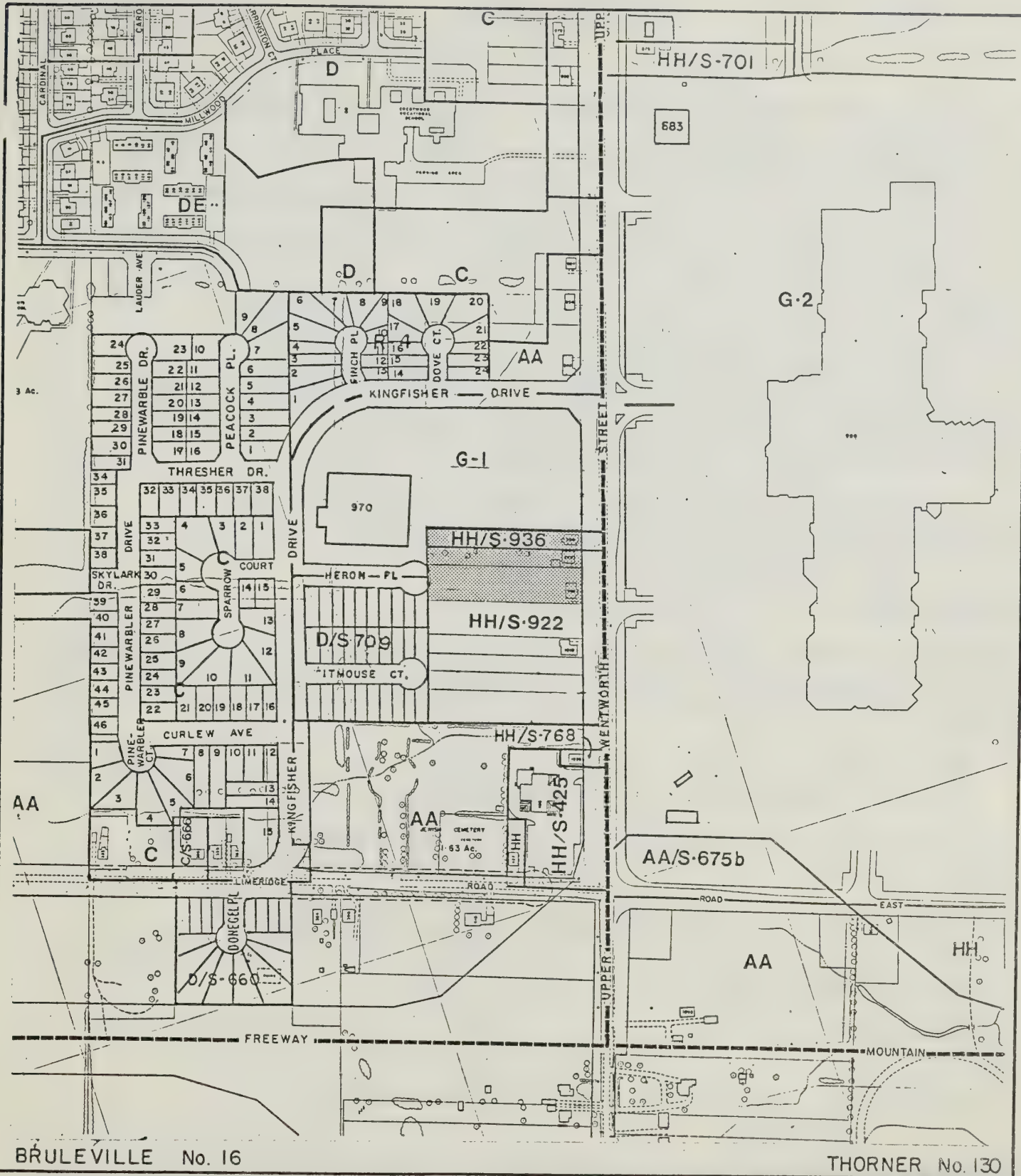
Aug 22, 86

Mr. J. Smith
Chairman

Ward Alderman
Mr. John Gallagher

K.B.:nv

W.P. DOC. 2724P



PLAN SHOWING
LANDS SUBJECT TO
SITE PLAN CONTROL
APPLICATION DA-86-11

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



SITE OF THE APPLICATION

North



Scale

1:5,000

Date

FEB. 1986

Reference File No.

DA-86-11

Drawing No.

86-H-32

F O R A C T I O N

FROM Planning and Development Department

DATE August 13, 1986

TO Planning and Development Committee

Refer To File No. DA86-33

Gilkson Neighbourhood

Attention Of V. J. Abraham

PROPOSAL

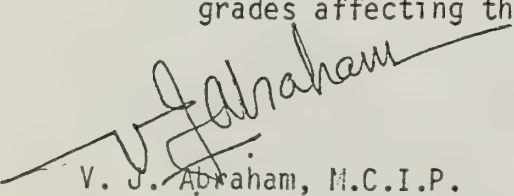
Plans have been submitted for a commercial development to be located at the north-east corner of Upper Paradise Road and Stone Church Road West. Included in the development are a gas bar, convenience store, offices, retail space and a six-bay coin operated car wash. An existing one-storey structure on the site will be incorporated into the development.

The retail/office space excluding the gas bar and car wash will have approximately 1190 m² (12,809 sq. ft.) of gross floor area, with a total of 36 parking spaces provided on the site.

RECOMMENDATION

That approval be given to Site Plan Control Application by Douglas Nash and Margaret Morrison, owners of lands at the north-east corner of Upper Paradise Road and Stone Church Road West for commercial development, subject to the following:

- (a) Modification to the plan related to dimensions, notes, canopy location, fencing, landscaping and loading space as marked in red on the plans;
- (b) Modification to the plan to include a note to indicate that the car wash structure is subject to finalization of By-Law No. 86-227;
- (c) Submission of a revised grading plan to the satisfaction of the Commissioner of the Hamilton-Wentworth Engineering Department to clarify building corner grades, driveways, and future and present road grades affecting the access driveways;


V. J. Abraham, M.C.I.P.
Director of Local Planning

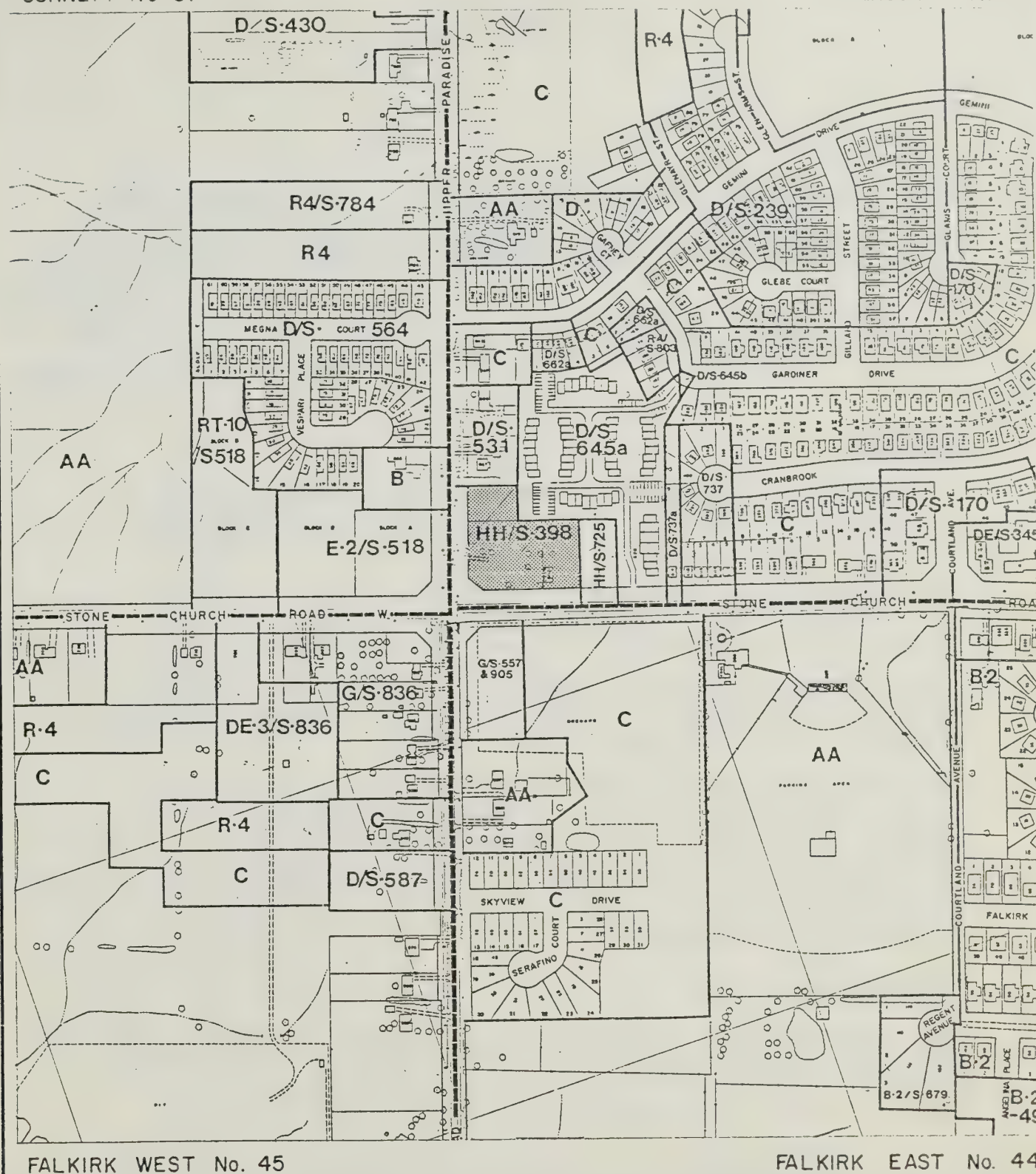
Approved Date

Aug 22, 86

Mr. J. Smith
Chairman

Mr. D. Ross
Ward Alderman

JPS:cs
W.P.Doc. 269SP



PLAN SHOWING
LANDS SUBJECT TO
SITE PLAN CONTROL
APPLICATION DA-86-33

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



SITE OF THE APPLICATION



Scale
1:5,000

Date
APR. 1986

Reference File No.
DA-86-33

Drawing No.
86-H-87

F O R A C T I O N

FROM Planning and Development Department

DATE August 5, 1986

TO Planning and Development Committee

Refer To File No. DA-86-37

Lawfield
Neighbourhood
(ZA-85-82)

Attention Of V. J. Abraham

PROPOSAL

Plans have been submitted for an addition to an existing shopping plaza bounded by Upper Gage Avenue, Lockton Crescent, Lawson Street and Edwina Place.

The commercial gross floor area is proposed to be increased from 3,649 m² (39,662 sq. ft.) to 6,921 m² (74,882 sq. ft.) with an increase in the parking from 144 to 323 parking spaces.

A new covered walkway will be constructed across the rear of the existing building to provide access to the central service dock area designed to service the entire shopping centre.

The proposed ground sign located at the entrance from Upper Gage will identify the shopping plaza and show tenant identification and temporary advertising. Although the lands have been zoned "G" (Neighbourhood Shopping Centre) by By-law No. 86-115, the ground sign is designed in accordance with the G-1 (Designed Shopping Centre) regulations and therefore requires a variance to be approved through the Committee of Adjustment.

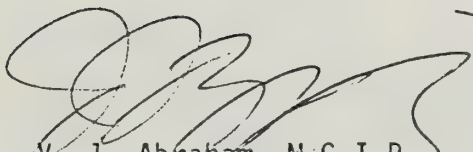
RECOMMENDATION

That approval be given to Site Plan Control Application DA 86-37 by J. Greenbaum - HRF Investments, owner of the lands bounded by Upper Gage Avenue, Lockton Crescent, Lawson Street and Edwina Place, for an addition to the existing shopping plaza, subject to the following:

- (a) modification to the plans related to dimensions, notes and landscaping as marked in red on the plans;
- (b) deletion of the proposed loading area adjacent to Lockton Crescent;

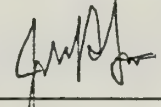
- (c) clarification of information along Upper Gage Avenue dealing with approaches, gutter and curb location and grades to the satisfaction of the Commissioner of the Regional Engineering Department; and
- (d) approval by the Committee of Adjustment for the variance to permit a ground sign in addition to the permitted wall signs. The ground sign statistics should be as follows:

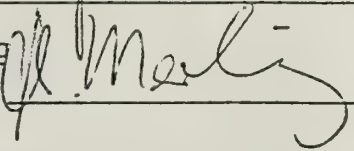
Maximum area:	21.0 m ² (226 sq. ft.)
Minimum clearance to bottom of sign:	3.0 m (9.8 ft.)
Minimum yard from any street:	3.0 m (9.8 ft.)



V. J. Abraham, M.C.I.P.
Director of Local Planning

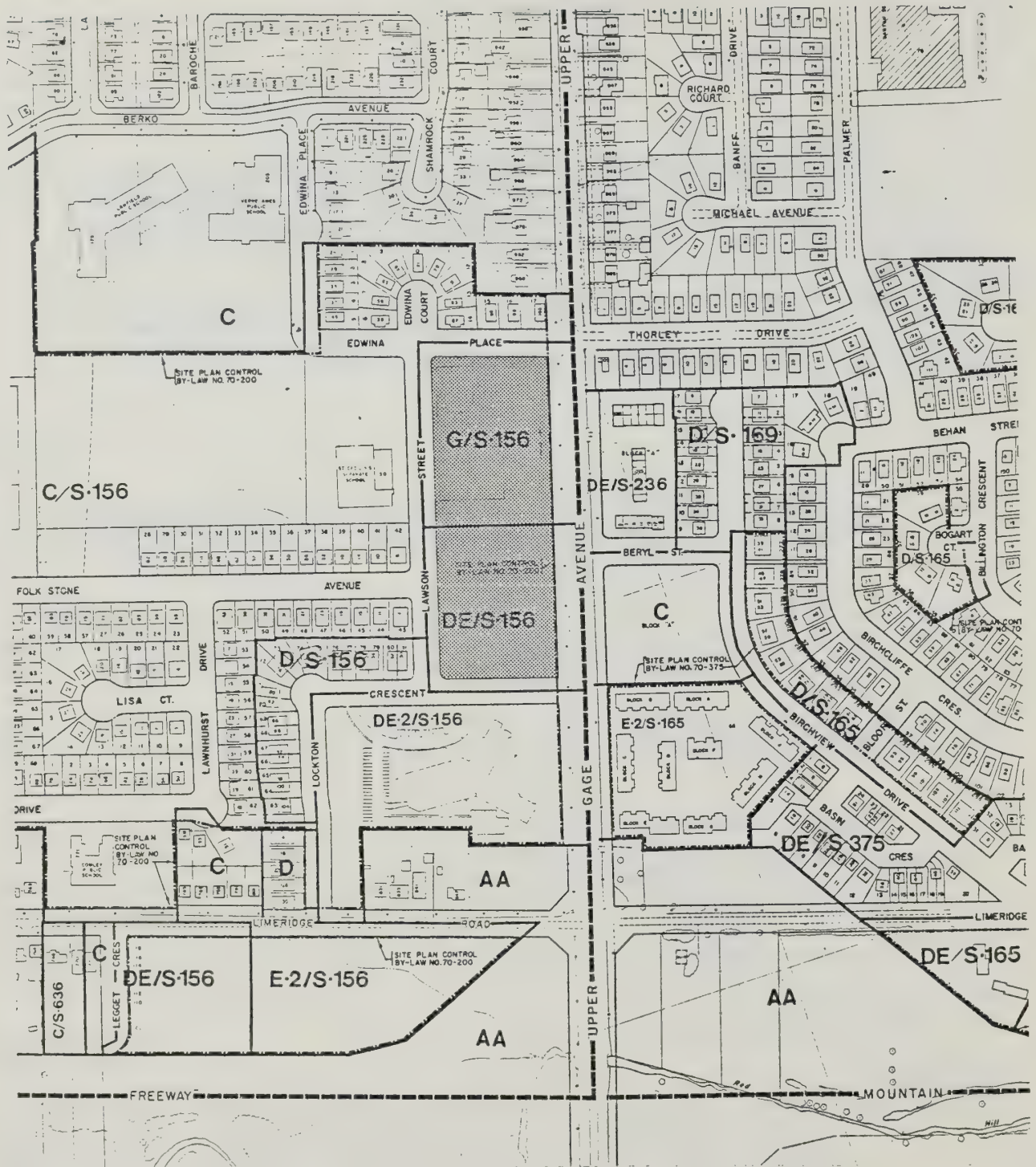
Approved date August 22, 1986.

Mr. J. Smith,
Chairman 

Mr. H. Merling
Ward Alderman 

VJA/JS:cs
W.P.Doc. 2687P

LAWFIELD NO. 96



BERRISFIELD NO. 11

PLAN SHOWING
LANDS SUBJECT TO
SITE PLAN CONTROL
APPLICATION DA-86-37

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



SITE OF THE APPLICATION

North



Scale
1:5,000

Date
June, 1986

Reference File N
DA-86-37

Drawing No.
86-H-115

F O R A C T I O N

FROM Planning and Development Department

DATE July 8, 1986

TO Planning and Development Committee

Refer To File No. DA-86-41
 (ZA-85-69)
 AINSLIE WOOD
 NEIGHBOURHOOD

Attention of V. J. Abraham

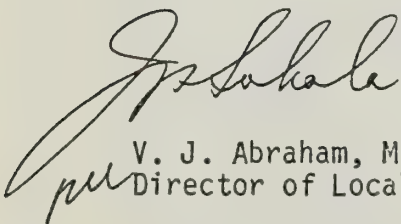
PROPOSAL

Site Plan Control Application DA-86-41 for a Parking Lot at No. 1581 Main Street West (rear).

RECOMMENDATION

That approval be given to Site Plan Control Application DA-86-41 By Semper Investments Limited, owners, of lands at No. 1581 Main Street West, for a parking lot to be used with the existing Beaver Lumber Yard building, subject to the following:

- a) modifications to the plans related to dimensions, notes and wheel stops as marked in red on the plans; and,
- b) clarification of the permanent bench mark related to the grades, to the satisfaction of the Commissioner of the Hamilton-Wentworth Engineering Department.



V. J. Abraham, M.C.I.P.
Director of Local Planning

Approved on: August 22, 1986.

Chairman: 

Ward Alderman: 

JPS/pb. W.P. DOC. 2621P.

F O R A C T I O N

FROM Planning and Development Department

DATE

July 29, 1986

TO Planning and Development Committee

Refer to File No.

DA-86-45

Gibson

Neighbourhood
(ZA-85-96)

Attention Of

V.J. Abraham

PROPOSAL

Plans have been submitted for a four storey, twelve unit condominium apartment building to be located at 19 Aikman Avenue. A total of fifteen parking spaces will be provided at grade with the building being constructed partially over these parking spaces.

RECOMMENDATION

That approval be given to Site Plan Control Application DA-86-45 by Diton Construction Inc., owner, of the lands at 19 Aikman Avenue, for a twelve unit condominium apartment complex subject to the following:

- (a) modification to the plan related to dimensions, notes, parking, grading and fencing as marked in red on the plans;
- (b) approval by the Committee of Adjustment for the variances to reduce the required side yards from 6.22 m (20.4 ft.) to 4.48 m (14.6 ft.);
- (c) submission of a revised landscape plan to the satisfaction of the Commissioner of the Planning and Development Department.

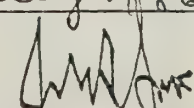

Victor J. Abraham, M.C.I.P.
Director of Local Planning

VJA/JPS/1e

APPROVED ON:

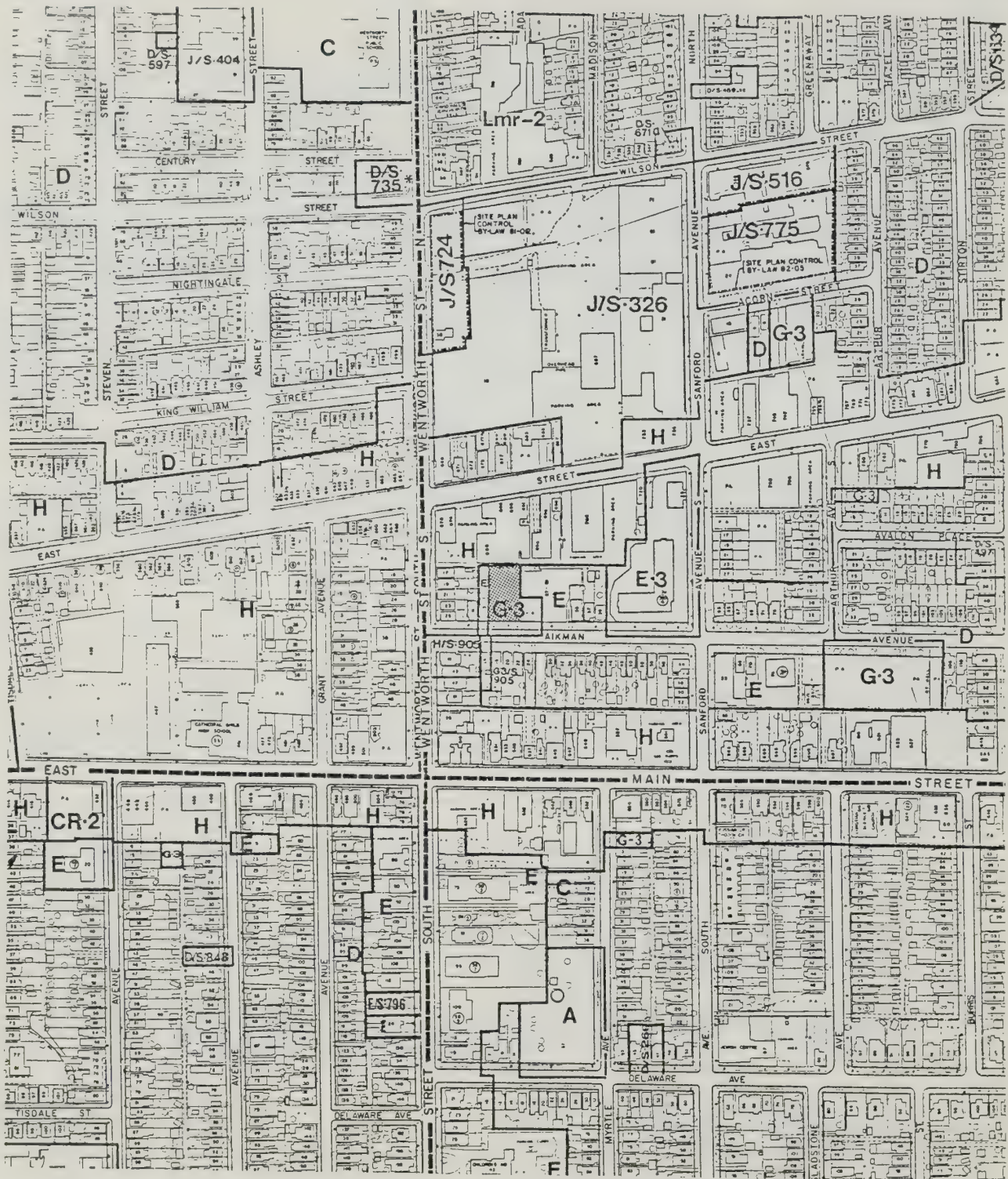
Aug 1/86 / Aug. 8/86. →

CHAIRMAN:



WARD ALDERMAN:

Pat Valentin



STINSON NO.125

ST. CLAIR NO.124

PLAN SHOWING
LANDS SUBJECT TO

SITE PLAN CONTROL
APPLICATION DA-86-45

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



SITE OF THE APPLICATION

North



Scale
1:5,000

Date
June, 1986

Reference File No.
DA-86-45

Drawing No.
86-H-110

F O R A C T I O NFROM Planning and Development DepartmentDATE August 26, 1986TO Planning and Development CommitteeRefer to File No. P5-2-20Attention Of V. J. AbrahamSUBJECT

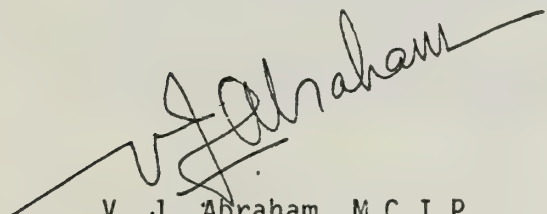
Proposed Plan for Carpenter Neighbourhood

RECOMMENDATION

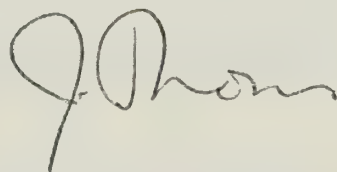
That the Planning and Development Committee authorize a public meeting to discuss the proposed plan.

EXPLANATORY NOTE

The proposed Berksin Retirement Village requires a Neighbourhood Plan to set the development in context of the Carpenter Neighbourhood. The Plan, which was prepared by a consultant, will be used to guide development in the Neighbourhood.



V. J. Abraham, M.C.I.P.
Director of Local Planning



J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

BACKGROUND

On November 23, 1983 Del Can, De Leuw Cather, Canada Limited submitted on behalf of Berksin Property Development Limited, a zoning application to permit a retirement community on 21.4 ha (53.00 acres) of land located on the south side of Rymal Road West as shown on the attached map.

On the recommendation of Planning and Development Committee, City Council on April 30, 1985 approved in principle the Berksin Manufactured Housing Retirement Community subject to the applicant preparing a plan for the Carpenter Neighbourhood. Servicing and water management studies were also required.

The Planning Staff assisted the applicant and their consultant (Del Can, De Leuw Cather, Canada Limited) in preparing the 'Background Information Report' and 'Plan and Policies' (attached). These documents have been reviewed by City and Regional Departments and the Public and Separate School Boards.

THE PLAN

The Plan attempts to achieve the following objectives within the framework of the Official Plan:

- A low density residential neighbourhood with support park system. The retirement community has a high degree of self-sufficiency and it is physically separate from the rest of the neighbourhood. It provides on-site commercial and recreational facilities for its residents.
- A road pattern which serves the area. The roads for the retirement community are separated from those of the remainder of the neighbourhood. This is proposed for management and security purposes.

CONCLUSION

A public meeting should be held to obtain input from affected citizens prior to a report being taken to the Planning and Development Committee for final recommendations.

VJA:GG:jd
W.P. 0168P

AA

AA/S-807

AA

RYAN ROAD WEST

AA

AA

D/S
664a

PROPOSED ROAD

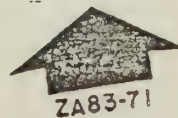
HAMILTON CITY LIMITS

TOWNSHIP OF GLANBROOK

H. E. P. C. H. E. P. C.



SITE OF THE APPLICATION



F O R A C T I O NFROM Planning and Development DepartmentDATE September 3, 1986TO Planning and Development CommitteeRefer to File No. P5-2-69Attention Of V. J. AbrahamSUBJECT

Acquisition - Residential Enclaves

RECOMMENDATION

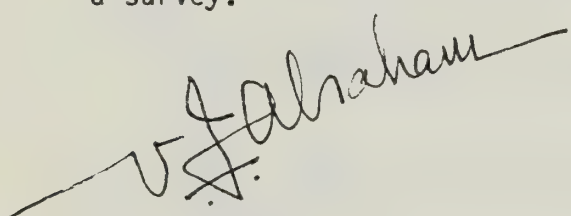
That \$750,000 be considered for inclusion in the capital budget for 1987, 1988, 1989 and 1990 (for a total of \$3m) for acquisition in the residential enclaves.

That the Region, Province and Federal Government be approached to provide support funding.


That a survey of Alpha, Biggar, Leeds and Stapleton be carried out to determine the phasing of the acquisition.

EXPLANATORY NOTE

Alpha, Biggar, Leeds and Stapleton are four residential enclaves in the heavy industrial area north of Barton Street. They were identified as areas requiring municipal acquisition following a study in 1977 because of inadequate living conditions and the need for industrial land. The report recommends speeding up the acquisition program and determining phasing through a survey.



V. J. Abraham, M.C.I.P.
Director of Local Planning



J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

BACKGROUND

Recommendations were made on acquisition of the residential enclaves to the Planning and Development Committee on May 9, 1984 after a survey of owners and tenants (see Appendix 1).

Plan 1 shows the current state of acquisition and sales in the Alpha area where acquisition has been ongoing since October 1981. It is anticipated that the sale of the parcel of land currently being purchased will yield about \$80,000 in 1987. In the past the money from the sale of industrial lands has been rolled over to acquire more housing. However each time the roll over takes place the City gains only about one third of the expenditure. The money from the sale of the current parcel of land would be enough to buy about three houses. This would mean a slow down of acquisition.

The following table gives an estimated cost of acquisition:

Enclave	Houses	Acquisition Cost
Alpha	41	\$1,475,000
Stapleton	9	275,000
Leeds	23	725,000
Biggar	<u>17</u>	<u>525,000</u>
	90	\$3,000,000

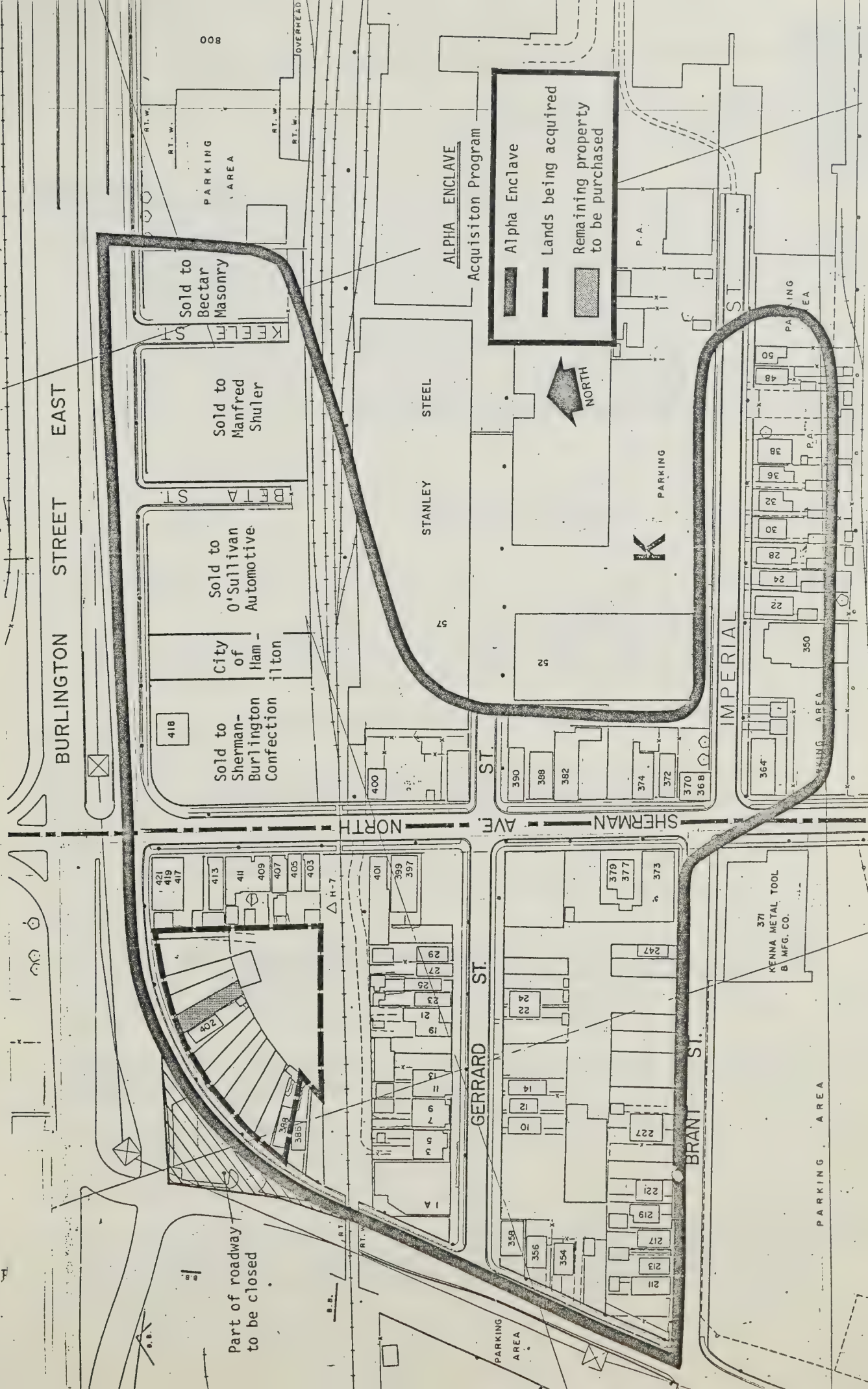
The survey of 1984 was useful in identifying the next area to acquire. However the results from these surveys may now be out of date since residents may have changes and residents attitudes may have changed.

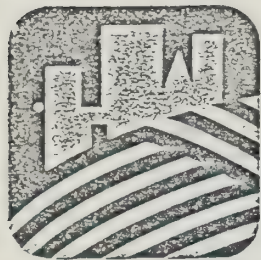
CONCLUSION

The need to clear the residential enclaves remains. A reinforced program is needed to speed up the acquisition. It is proposed that money be provided, with help from other levels of Government if possible, to complete the acquisition of Alpha, Biggar, Leeds and Stapleton in four years.

The acquisition priorities should be decided on the results of a survey in addition to assembly of marketable industrial sites, standard of housing and standard of environment.

VJA:DG:jd
W.P. 0172P





THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Planning and Development Department
71 Main Street West, Hamilton, Ont. L8N 3T4

ITEM NO. _____

January 8, 1985

Refer to File No. P5-2-69

Attention of

Your File No.

TO: The Chairman and Members
of the City of Hamilton
Planning and Development Committee

SUBJECT

Acquisition - Residential Enclaves

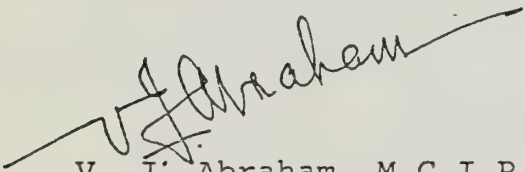
RECOMMENDATIONS

1. That the City direct the Real Estate Department to start buying property in the north-west section of the Alpha Enclave (Plan 4) as soon as possible;
2. That the following process for acquisition be followed:
 - a) that the Real Estate Department negotiate for a six-month period;
 - b) that if properties are not acquired during this time, the expropriation procedures be commenced following a further report to Council; and,
 - c) that the Real Estate Department refer any persons affected by acquisition, who might benefit from social services programmes, to the Regional Social Services Department; and,
3. That the Provincial and Federal Governments be informed of the initiative by the City, and be requested to assist with the acquisition programme.

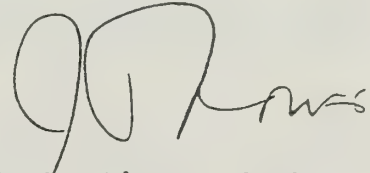
EXPLANATORY NOTE

It is in the interest of all levels of Government to acquire the subject areas for social and economic reasons. The report recommends the continuation of the programme to convert the poorest housing in the City to industrial use. It recommends a particular area, which should be acquired by the City based largely on a questionnaire survey. The survey establishes which house owners wish to sell and which tenants wish to relocate. It is estimated that the money in the City account will cover the acquisition recommended.

Respectfully submitted,



V. J. Abraham, M.C.I.P.
Director of Local Planning



J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

INTRODUCTION

The Planning and Development Committee directed the Planning and Development Department to survey owners and occupants of dwellings in the Alpha, Biggar, Leeds, and Stapleton enclaves, prior to bringing forward a recommendation on acquisition.

CHRONOLOGY

- In 1951, the City planned industrial use for the area north of the C.N. Tracks, between Wellington and Strathearne Streets.
- Heavy industrial zoning was put in place to reflect this policy.
- However, the conversion of a large number of houses to industrial use was a slow process.
- The City hastened the conversion with an acquisition programme in the McAnulty area, starting in 1969.
- The Region took over the programme in 1974.
- The City and Region sold their properties jointly to Dofasco in November 1981. The City received \$1,282,305.75 for its 36 properties, and the Region received \$715,792.25 for its 30 properties.

- The City spent \$1,281,442. acquiring 60 properties (3.021 acres) in the Alpha Area between October 1981 and July 1983.
- The City has sold two parcels (1.14 acres) of land from the Alpha acquisition for \$213,100. One parcel of land (1.9 acres) remains for sale for an asking price of \$130,000./acre (See Plan 3). The City has \$279,007.47 (as at October 30, 1984 after commitments) in the account for acquiring further enclaves properties.
- The Region, in 1981, decided to use \$400,000. to acquire the Biggar Enclave, but this matter was tabled in March 1982.
- The Region, in March 1983, earmarked \$500,000. from the McAnulty land sale for possible use in future acquisition of industrially-zoned residential lands. This includes the \$400,000. mentioned above.
- In December 1983, the City Planning and Development Committee authorized a survey of owners and occupants of dwellings in the Alpha, Biggar, Leeds, and Stapleton Enclaves (See Plan 1).
- In May 1984, the survey was carried out (The questionnaire forms to owners and tenants are shown in Appendix 1. The results of the survey are shown in Appendix 2).
- In December 1984, the Province gave first reading to proposed amendment to the Regional Act expressly permitting the City to acquire housing in Alpha, Biggar, Leeds, and Stapleton Enclaves.

CURRENT SITUATION

Alpha, Biggar, Leeds, and Stapleton Enclaves were identified in 1977 as the areas most suitable for acquisition and conversion to industrial use. The situation remains the same today.

<u>Enclave</u>	<u>Houses</u>	<u>Acres</u>	<u>\$ To Acquire *</u> <u>(@ \$22,000./Property)</u>
Alpha	76	±10	1,672,000.
Biggar	18	± 1	396,000.
Leeds	27	± 3	594,000.
Stapleton	<u>15</u>	<u>± 1</u>	<u>330,000.</u>
	136	±15	2,992,000.

* Based on acquisition costs in Alpha to date.
(60 Properties acquired for \$1,281,442. = \$21,357. average)

The areas provide the poorest living conditions in Hamilton. They are surrounded by heavy industry and are zoned for heavy industrial uses. Clearance would bring a number of advantages:

- i) substandard housing in a substandard environment would be removed;
- ii) job and taxable assessment will increase when the land is developed;
- iii) serviced industrial land would be created in a convenient location; and,
- iv) a majority of owners would be satisfied.

However, it should be noted that in the current acquisition and sale programme (Plan 3), about half the land is for sale, and the remainder has been sold for a donut shop, parking, and warehouse.

The disadvantages of the programme are:

- i) the cost. Acquisition of housing is about three times as expensive as industrial land;
- ii) removal of affordable housing and disruption of residents' lives;
- iii) apparent lack of demand for industrial land; and,
- iv) likelihood of some expropriation.

A survey to establish priority for acquisition was conducted in May 1984. The report to Planning and Development Committee, dated October 1983, stated that willingness to sell was a key criterion in establishing priority. Appendix 1 contains the covering letters and questionnaire forms. Appendix 2 gives the survey results. Plans 2 a, b, c, d, e, f, g, h, i, and j give the detailed responses on whether owners wish to sell and tenants wish to relocate.

The City has funds available to buy about 12 dwellings. Funds for a further 12 dwellings would probably be available when the remaining lands in the north-west section of Alpha are sold (Plan 3).

ANALYSIS

Based on the willingness of owners to sell, there are two areas which are most suitable for acquisition:

1. 390-408 Birch Avenue in the north-west section of the Alpha Area (See Plan 2a); and,
2. The Stapleton area (See Plan 2i).

Both areas have poor housing and environmental conditions. The Alpha section has the potential of an increase in site, if the road allowance in front of the property is included in a future sale.

5.
The owner of the lands to the rear is also willing to sell (Plan 2a). The combination of sites may help market the industrial land. Canada Mortgage and Housing Corporation owns the one property which did not reply, but we understand that there is an agreement to sell.

There are no owners who have said they are not willing to consider selling, and no tenants who have said they are not willing to consider relocating.

Consideration should also be given to acquiring 388 Birch, which is a vacant site, to round out the site of acquisition. The insulation business at 386 Birch should not be bought since this is an appropriate use for the area and would not interfere with the proposed redevelopment. The vacant lot at 384 Birch should not be acquired since it can be developed separately or in conjunction with 386 Birch.

The Stapleton area is more broken up, but parcels should still be saleable.

It would seem appropriate for the City to proceed with acquisition of the north-west section of the Alpha area. However, the continued acquisition would be a very slow process. Since the programme is in the interests of the other levels of Government, they should be approached for assistance.

The Region is responsible for economic development and has been involved in acquisition of the enclaves previously. It is currently undergoing a review of its land acquisition priorities. However, it should be noted that the Region may have different acquisition policies to the City - e.g. it may wish to help an existing industry to expand.

Relocation will mean adjustments for residents. While local relocation surveys have shown that, in the main, residents have had an overall favourable effect on their lives, there are likely to be people in greater need of help. For this reason, it is important for needs to be identified and referred to the appropriate agency. As with the previous acquisition in the Alpha area, it is suggested that the Real Estate Department make initial contacts when negotiating to purchase and that the Social Services Department be involved when agreement is reached.

CONCLUSION

The City should proceed with the acquisition of dwellings in the north-west section of the Alpha area (Plan 4). It is estimated that the City will have enough money in its Enclaves Acquisition Account to cover purchases. Other levels of Government should be requested to help. Appropriate measures should be taken to provide any necessary support services for relocating residents. Finally, it would seem appropriate to review the situation after the proposed acquisitions take place.

JDT:VJA:DG:sjb
Attachments

SURVEY RESULTS

a) Overall Response Rate

<u>Enclave</u>	<u>Questionnaires Sent</u>	<u>Questionnaires Returned</u>	<u>% Age</u>
Alpha	127	62	49
Leeds	38	25	66
Biggar	20	15	75
Stapleton	<u>20</u>	<u>10</u>	<u>50</u>
TOTAL	205	112	55

b) Response Rate - Owners/Tenants

OWNERS

<u>Enclave</u>	<u>Questionnaires Sent</u>	<u>Questionnaires Returned</u>	<u>% Age</u>
Alpha	76	51	67
Leeds	27	20	74
Biggar	18	15	83
Stapleton	<u>15</u>	<u>9</u>	<u>60</u>
TOTAL	136	95	70

TENANTS

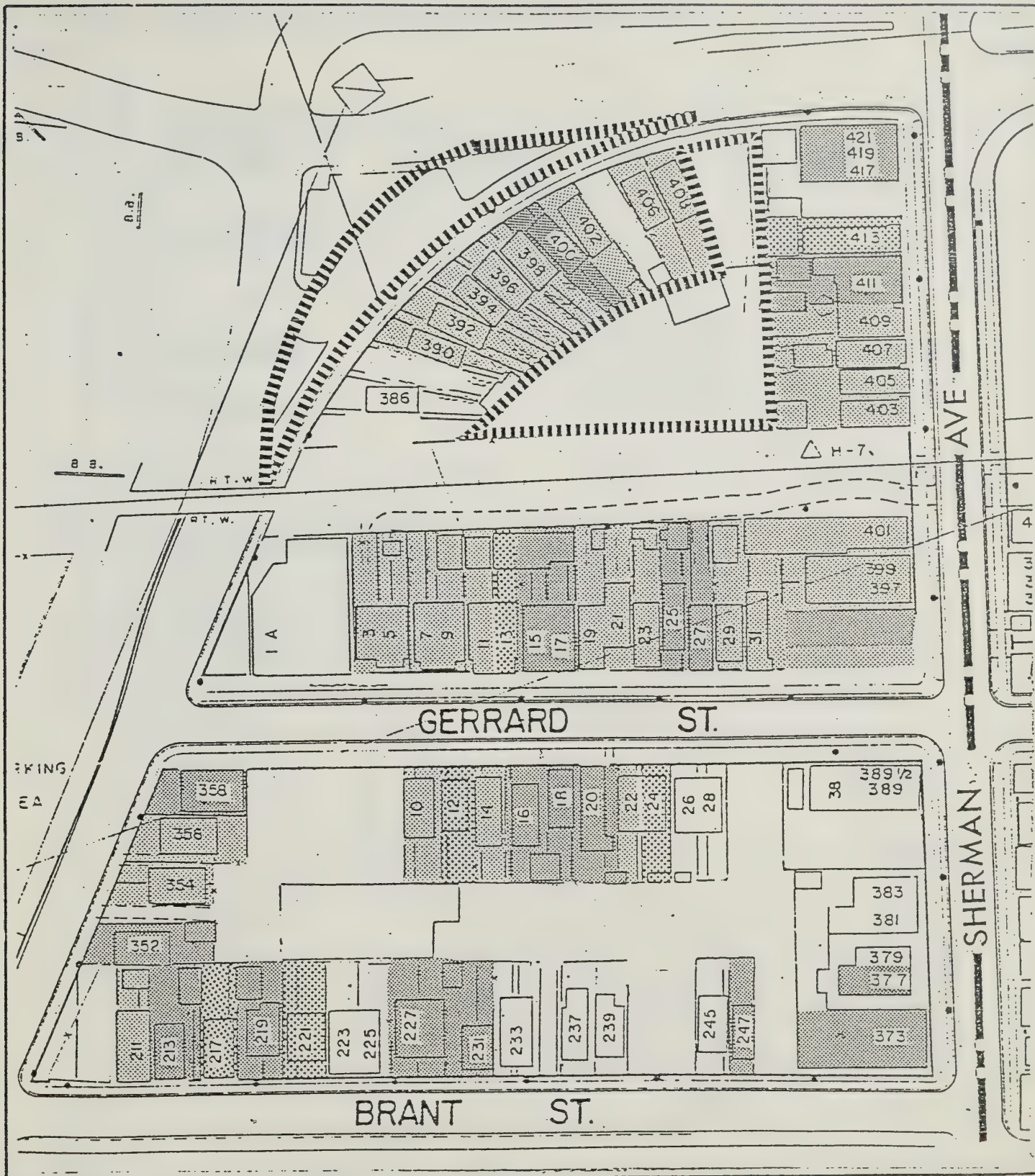
<u>Enclave</u>	<u>Questionnaires Sent</u>	<u>Questionnaires Returned</u>	<u>% Age</u>
Alpha	51	11	22
Leeds	11	5	45
Biggar	2	0	0
Stapleton	<u>5</u>	<u>1</u>	<u>20</u>
TOTAL	69	17	25

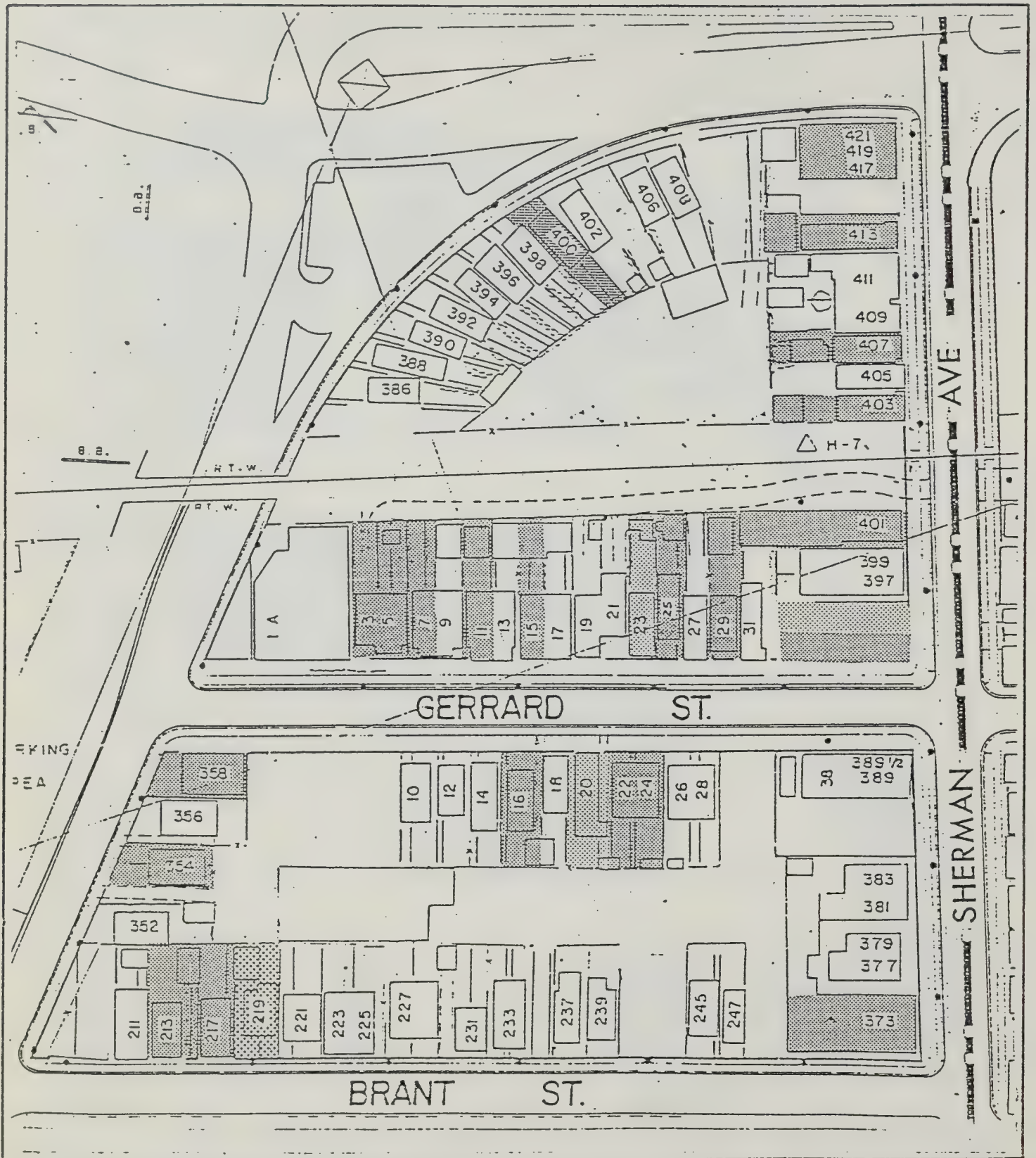
c) Willingness to Sell (Owners)

<u>Enclave</u>	<u>Owners Willing</u>	<u>% Age</u>	<u>Owners Not Willing</u>	<u>% Age</u>
Alpha	41	80	10	20
Leeds	12	60	8	40
Biggar	8	53	7	47
Stapleton	<u>9</u>	<u>100</u>	<u>0</u>	<u>0</u>
TOTAL	70	74	25	26

d) Willingness to Relocate (Tenants)

<u>Enclave</u>	<u>Tenants Willing</u>	<u>% Age</u>	<u>Tenants Unwilling</u>	<u>% Age</u>
Alpha	6	55	5	45
Leeds	3	60	2	40
Biggar	0	0	0	0
Stapleton	<u>1</u>	<u>100</u>	<u>0</u>	<u>0</u>
TOTAL	10	59	7	41





"ALPHA WEST" TENANTS RESPONSE

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

North

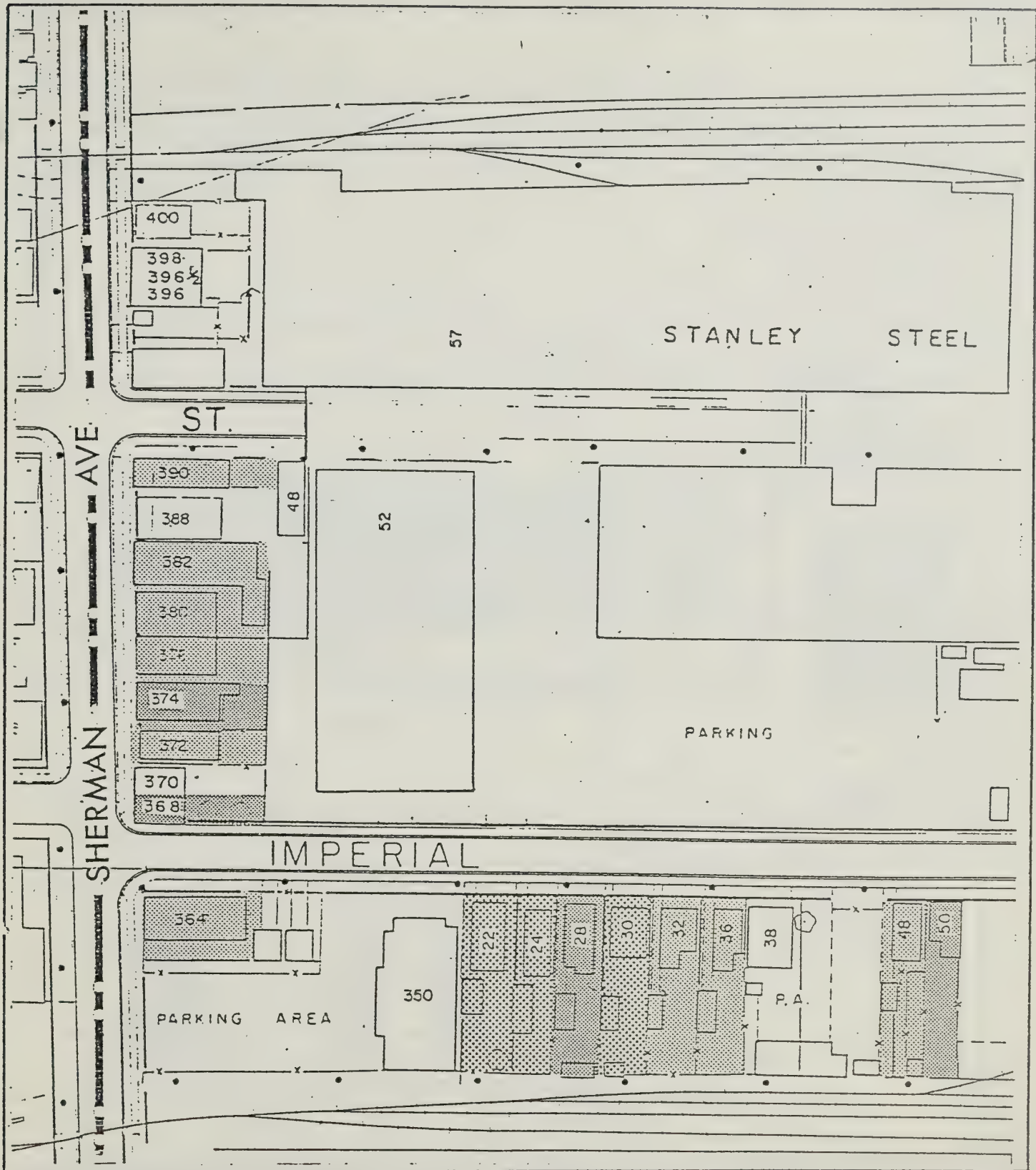


Scale
N.T.S.

Date
JAN.85

Reference File No.




Drawing No.
PLAN 2b



"ALPHA EAST" OWNERS RESPONSE

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

-  OWNER WILLING TO CONSIDER SELLING, 9
-  OWNER NOT WILLING TO CONSIDER SELLING, 4
-  NO REPLY, 4

North



Scale

N.T.S.

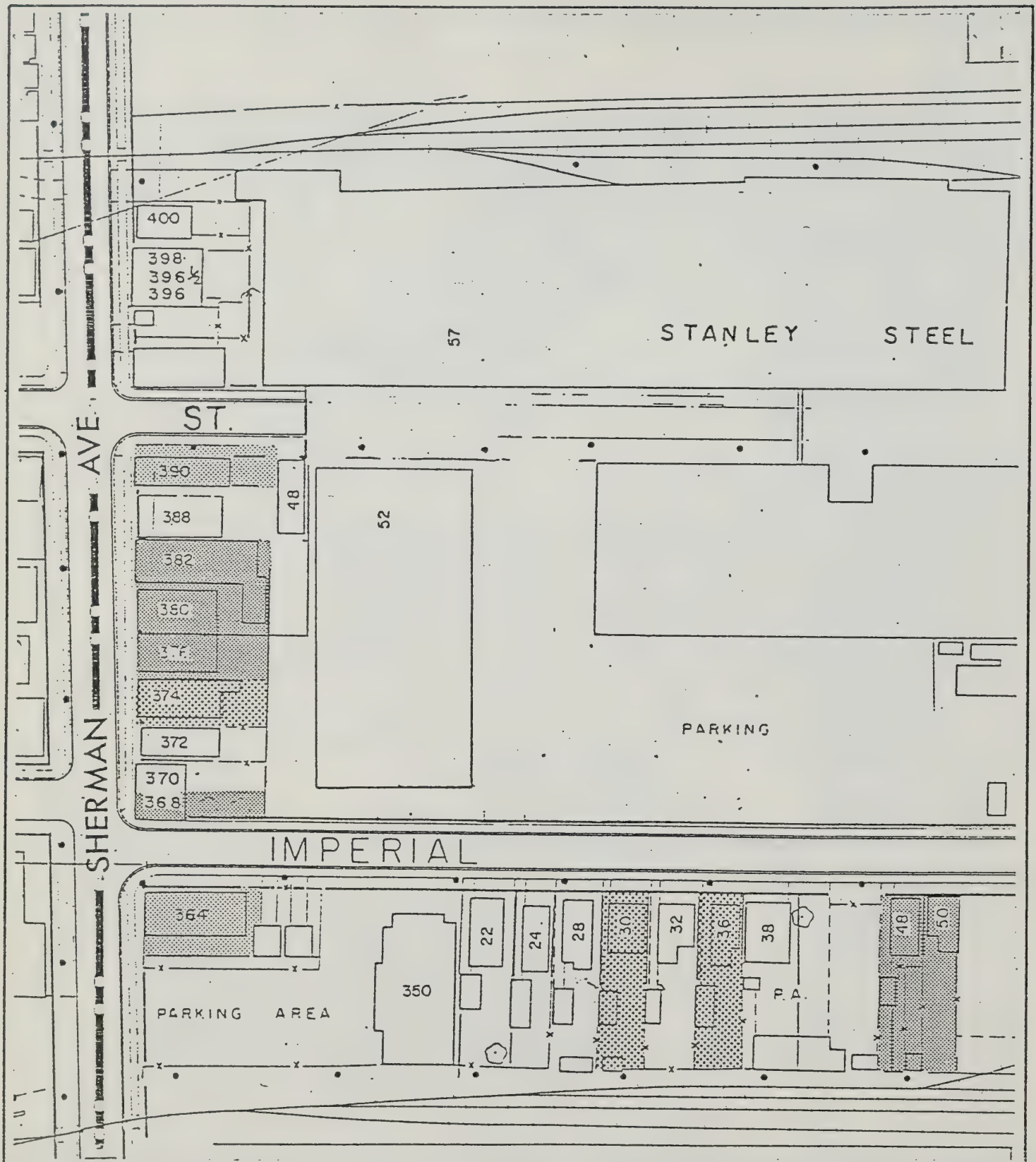
Date

JAN.85

Reference File No.

Drawing No.

PLAN 2c



"ALPHA EAST" TENANTS RESPONSE

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

- TENANT WILLING TO CONSIDER RELOCATING, 3
- TENANT- NOT WILLING TO CONSIDER RELOCATING, 4
- NO REPLY, 11

North

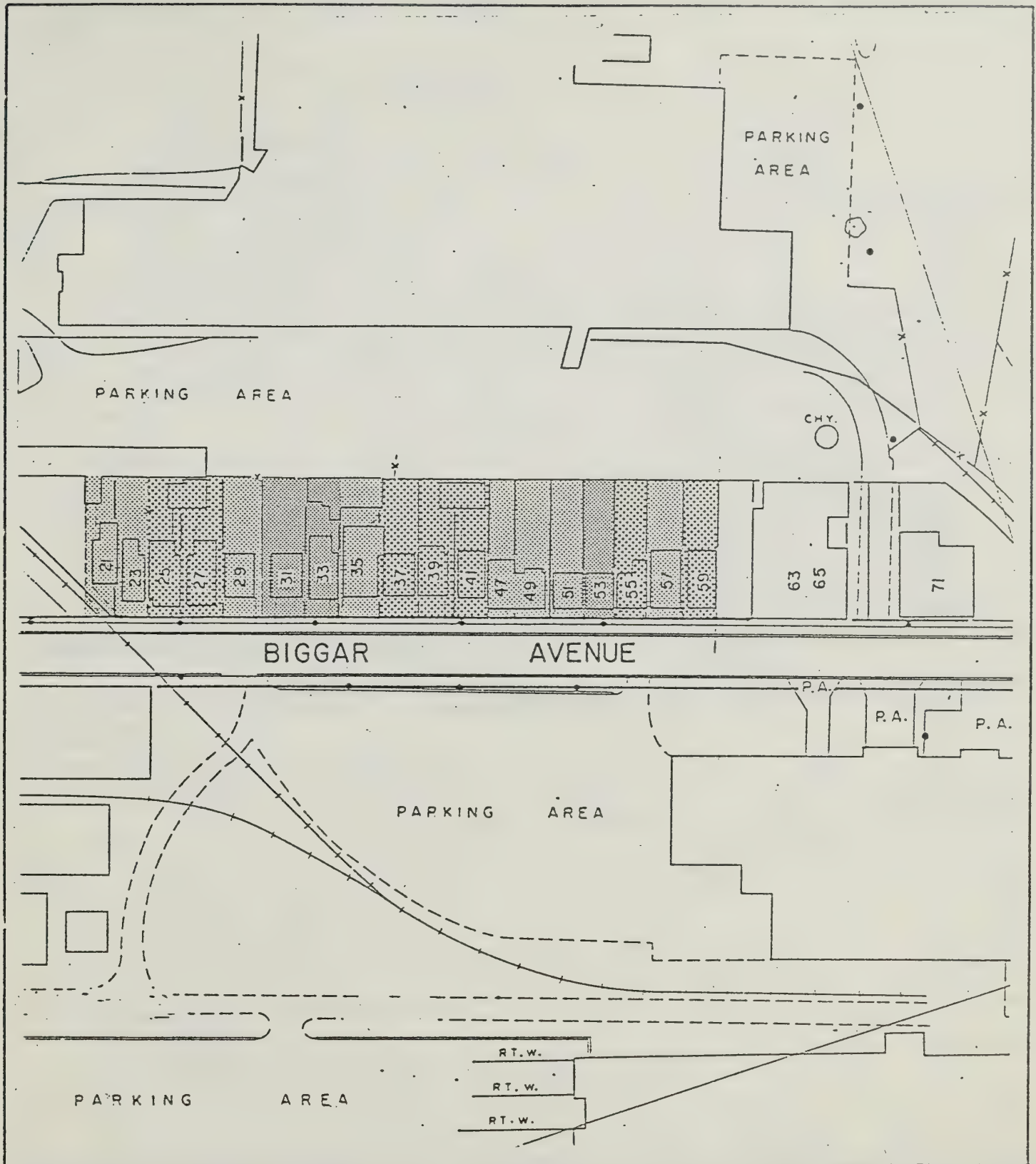


Scale
N.T.S.

Date
JAN.85

Reference File No.




Drawing No.
PLAN 2d



" BIGGAR "

OWNERS RESPONSE

Legend

-  OWNER WILLING TO CONSIDER SELLING, 8
-  OWNER NOT WILLING TO CONSIDER SELLING, 7
-  NO REPLY, 3

North

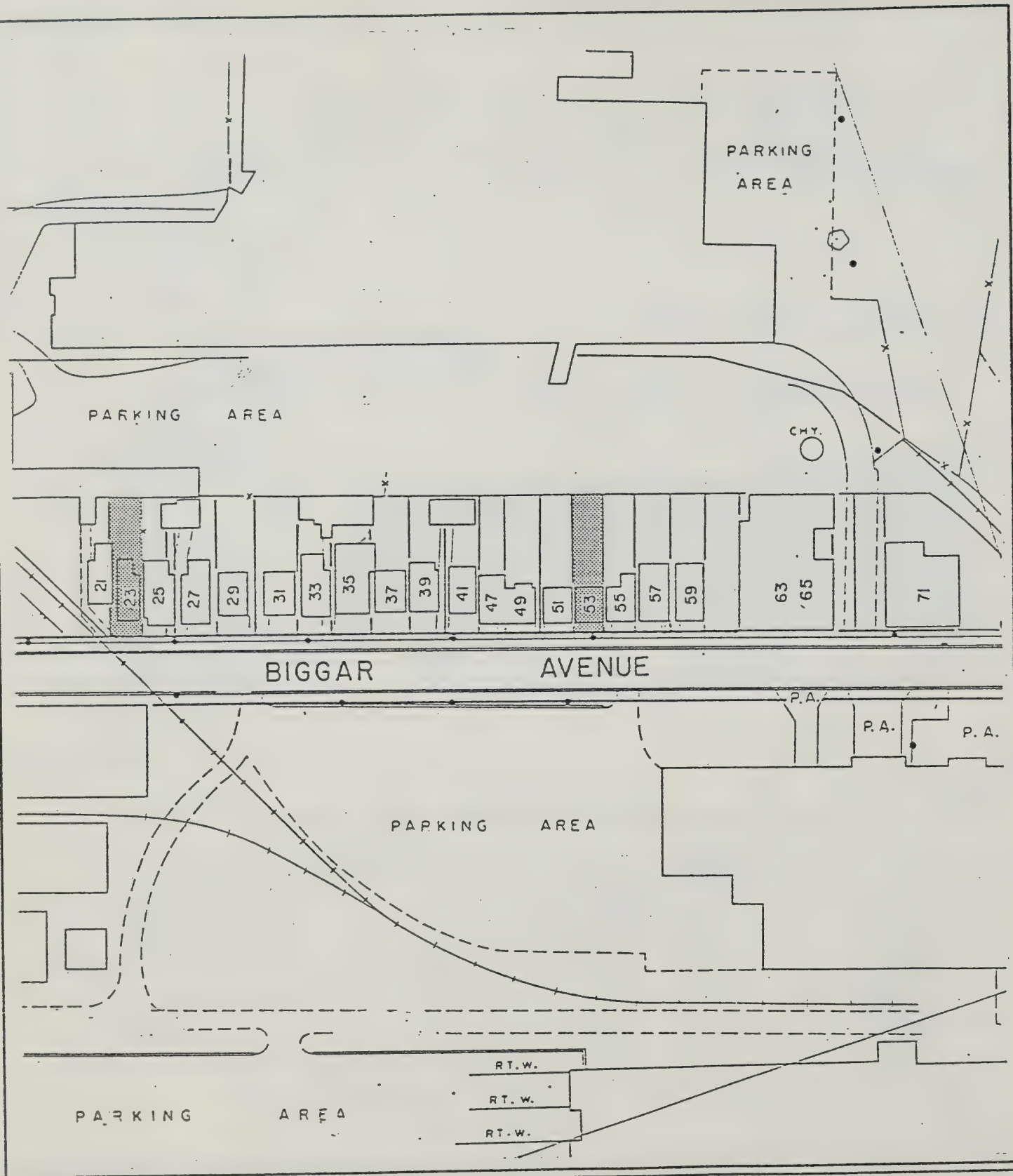


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Date
JAN.85

Reference File No.




Drawing No.
PLAN 2e



"BIGGAR" TENANTS RESPONSE

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

-  TENANT WILLING TO CONSIDER RELOCATING, 0
-  TENANT NOT WILLING TO CONSIDER RELOCATING, 0
-  NO REPLY, 2

North

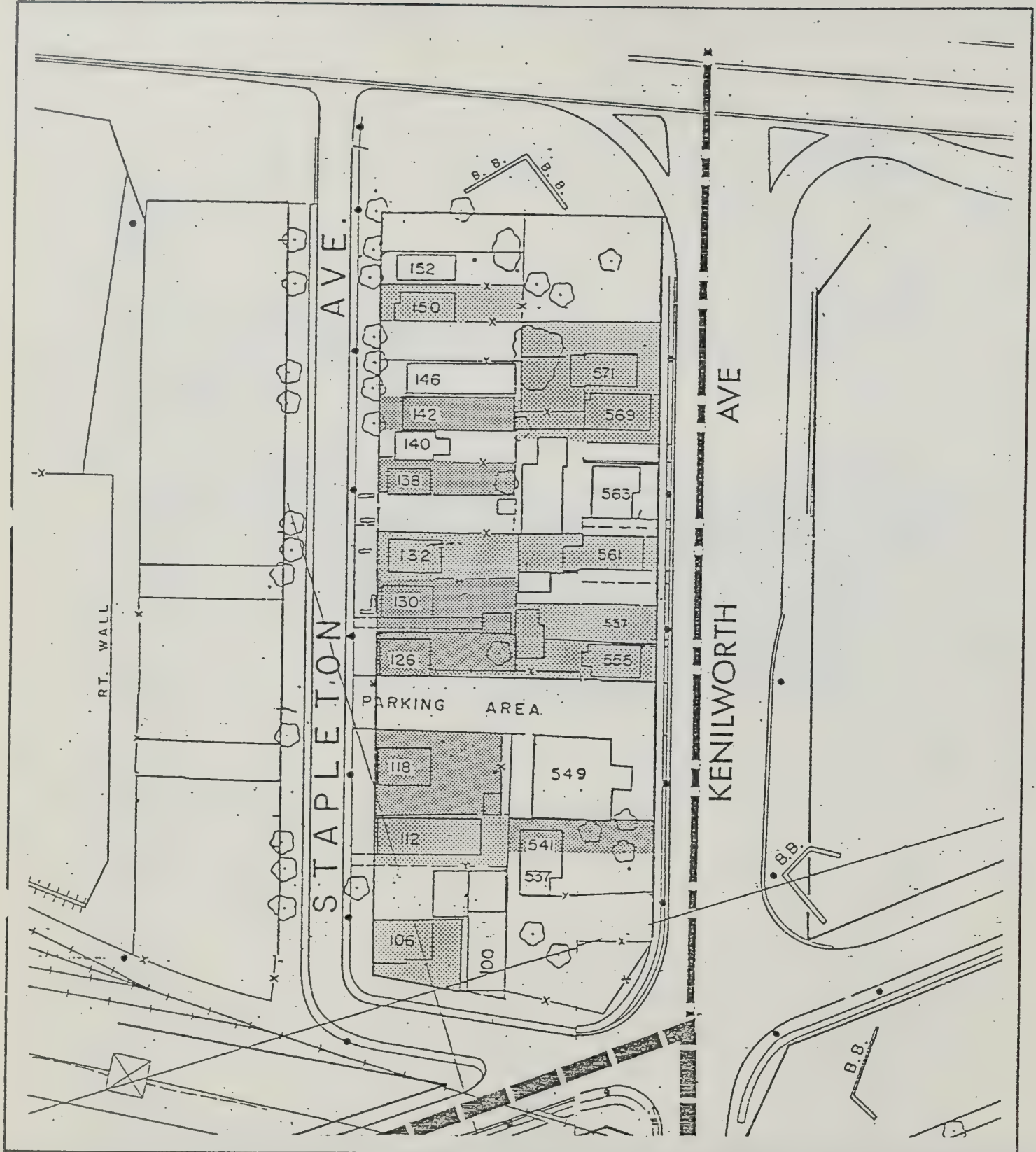


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N.T.S.

Date
JAN.85

Reference File No.

Drawing No.
PLAN 2f



"STAPLETON"

OWNERS RESPONSE

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

	OWNER WILLING TO CONSIDER SELLING, 9
	OWNER NOT WILLING TO CONSIDER SELLING, 0
	NO REPLY, 6

North



Scale

N.T.S.

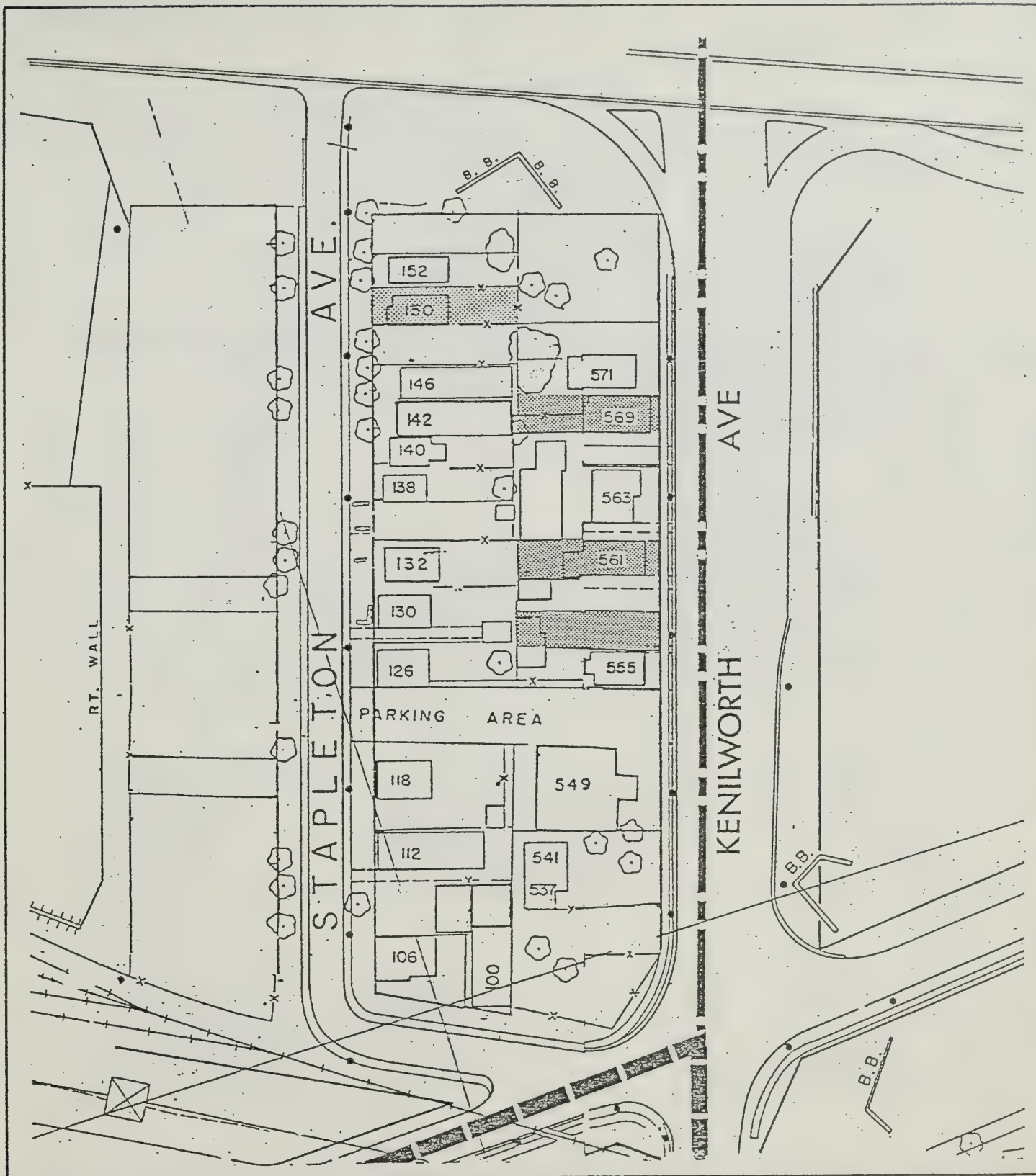
Date

JAN.85

Reference File No.

Drawing No.

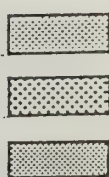
PLAN 2i



"STAPLETON" TENANTS RESPONSE

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



TENANT WILLING TO CONSIDER
RELOCATING, 1
TENANT NOT WILLING TO CONSIDER
RELOCATING, 0
NO REPLY, 4

North



Scale
N.T.S.

Date
JAN.85

Reference File No.

Drawing No.
PLAN 2j

"ALPHA EAST"



BURLINGTON STREET EAST

SHERMAN AVE

0.7 Ac

0.44 Ac

1.9 Ac

BETA ST.

KEELE ST.

400

398

396

396

ST.

390

388

382

380

376

374

48

52

57

STANLEY STEEL

COMPANY

P. A.

HOUSING ACQUISITION COMPLETE

Legend



0.70 Ac. SOLD



0.44 Ac. SOLD



1.90 Ac. AVAILABLE

North



Scale

N.T.S.

Reference File No.

Date
JAN.85

Drawing No.
PLAN 3

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

"ALPHA WEST"

VACANT LOT NOT
SURVEYED

VACANT LOTS
NOT SURVEYED

ROAD ALLOWANCE

OWNER WISHES
TO SELL

COMMERCIAL NOT SURVEYED

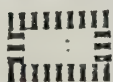
GERRARD ST.

BRANT ST.

SHERMAN AVE



AREA RECOMMENDED FOR ACQUISITION
1.06 Ac. ±



POSSIBLE AREA TO BE INCLUDED IN
ASSEMBLY



OWNED BY C.M.H.C.

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



OWNER WILLING TO CONSIDER
SELLING



OWNER NOT WILLING TO CONSIDER
SELLING



NO REPLY

North



Scale

N.T.S.

Date

JAN. 85

Reference File No.

Drawing No.

PLAN 4

CA4 ON HBL A05
C51 P4



E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1986 September 5

HAMILTON PUBLIC LIBRARY

SEP 1 1986

GOVERNMENT DOCUMENTS

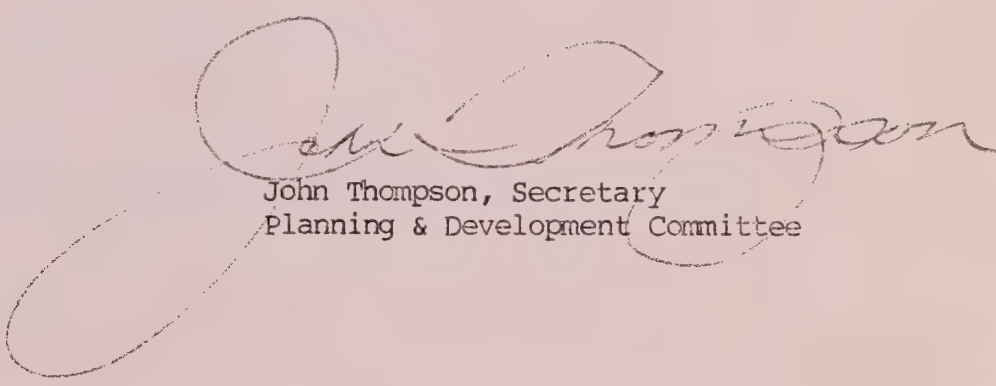
NOTICE OF MEETING

PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, 1986 September 10

2:00 o'clock p.m.

Room 233, City Hall


John Thompson, Secretary
Planning & Development Committee

JDT/jf

A G E N D A

1. Approval of the minutes of the meetings of the Planning and Development Committee held 1986 July 29th, August 13th, August 20th and August 26th. (To Follow).
2. BUILDING DEPARTMENT
 - (a) Demolition applications
 - (b) The Rental Housing Protection Act, 1986 - review of implementation and administration procedures.
3. REAL ESTATE DEPARTMENT
 - (a) Release of Building Covenants - 359-365 Grays Road and 90 Milburn Road.
 - (b) Sale of Lot 5, Plan M-352, Hamilton Mountain Industrial Park No. 3 to James Miles.
 - (c) Option to Purchase Lot 4, Plan M-352 - James Miles.
 - (d) Sale - Parts 11, 12, 13 & 14, Plan 62R-7820 (Kiefer Court) Kenora Industrial Park to Artell Development Ltd.

4. COMMUNITY DEVELOPMENT DEPARTMENT

- (a) Mr. G. Gill, 248 Stanley Avenue - request to reconsider complaints.
- (b) Ontario Neighbourhood Improvement Programme - Beasley Neighbourhood; and allocation for Fiscal Funding Years 1989 to 1991 (Capital Budget).
- (c) Industrial Revitalization Programme.
- (d) Business Improvement Area (B.I.A.) - Funding Programme/Commercial Improvement Programme; Provision in the 1987 to 1991 Capital Budget.
- (e) 1987 to 1991 Capital Budget Submission.
- (f) Ontario Home Renewal Programme - Applications.
- (g) Ontario Home Renewal and Hamilton Rehabilitation Assistance Programme - approval of loans. (Private and Confidential)

5. Alderman D. Ross - report on Canadian Institute of Planners Convention - Vancouver. (No Copy).

2(a)

F O R A C T I O N

FROM P. Lampman DATE 1986 September 3

TO J. Thompson Refer to File No. _____

Attention Of _____

Your File No. _____

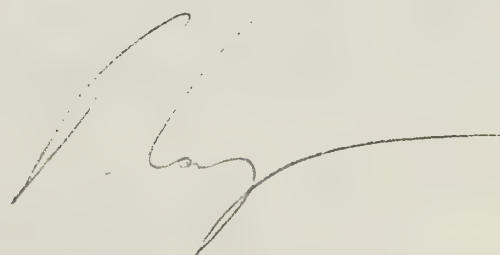
SUBJECT

Demolitions of Residential Buildings

RECOMMENDATION

That the Building Commissioner be authorized to issue demolition permits for the demolition of residential buildings as outlined below for which application has been processed through the Building Department:

1. 134 & 136 Catherine North
2. 231 Brant Street



BACKGROUND

B U I L D I N G D E P A R T M E N T

DEMOLITION APPLICATIONS

CATEGORY "A" - PROPOSED USE OF

LAND IS PERMITTED BY PRESENT ZONING

DATE: 1986 September 3

ITEM	ADDRESS	PRESENT USE	PROPOSED USE	LOT SIZE	ZONE	RECOMMENDATION
1.	134 & 136 Catherine North	Vacant	Parking	50' x 127'0"	"D"	It is recommended that the Committee approve the demolition.
2.	231 Brant Street	S.F.D.	Transfer Station	24' x 80'	"K"	It is recommended that the Committee approve the demolition.


PETER C. LAMPMAN, P. ENG.,
DIRECTOR OF PLAN EXAMINATION

2(b)

F O R A C T I O N

FROM Mr. P. Kuppe, Building Commissioner DATE August 19, 1986

TO Planning and Development Committee Refer to File No. _____

Attention Of _____

Your File No. _____

SUBJECT

BILL 11 - THE RENTAL HOUSING PROTECTION ACT

RECOMMENDATION

1. That Council direct the City Solicitor's Department to draft a by-law delegating the power of Council to hold Hearings required by Bill 11 to the Planning and Development Committee under Section 106 of the Municipal Act.
2. That Council direct the Legal Department to draft a by-law establishing fees and directing the Chief Official to carry out an inspection and submit reports.
3. That a committee of staff members be formed with representatives of the City Clerk's Department, Building Department, City Solicitor's Department, Planning Department and Community Development Department to produce recommendations to the Committee for the appropriate procedures to implement Bill 11 and regulations thereof.

BACKGROUND

RENTAL HOUSING PROTECTION ACT

1. This Act received Royal Assent on July 10th and is now law.
2. The Act assigns the decision making authority to Council for persons wishing to do anything affecting rental property such as
 - (a) Demolishing;
 - (b) Converting to a condominium, co-operative, hotel, motel, tourist home, inn, apartment hotel, rooming house or any similar use for a purpose other than rental residential property;
 - (c) Renovate or repair if a tenant is in possession of a rental unit and vacant possession of the rental unit would be required, or if the rental unit has been vacant for less than one year;
 - (d) Severed under Section 52 of the Planning Act, 1983.

The Act also confers the power of the Minister under Section 50 of the Condominium Act to Council.

Council approval must also be sought by any person wishing to sell, lease for a term of 21 years or more or entering into an agreement to sell or lease an interest or share in a co-operative or in a corporation owning or leasing any interest in a co-operative.

No landlord shall serve a notice of termination under Section 107 of the Landlord and Tenant Act unless approval of City Council is obtained. No order for a writ of possession shall be issued by any court unless approval of Council has first been obtained by the landlord.

Before considering an application, Council must ensure that adequate information is made available to the public, and for that purpose shall hold at least one public meeting for each application. An applicant may appeal any decision of Council to the O.M.B.

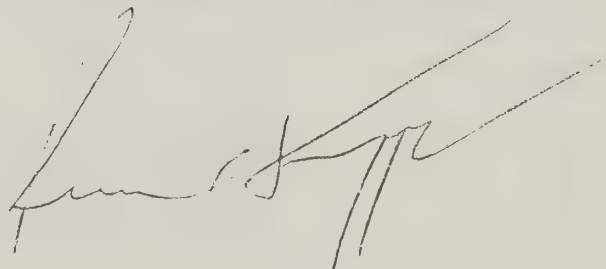
The regulations contain criteria that Council must satisfy itself with before granting an application. All applications go to City Clerk.

Council may pass by-laws to establish fees for the processing of applications which would include inspection costs of the Chief Official.

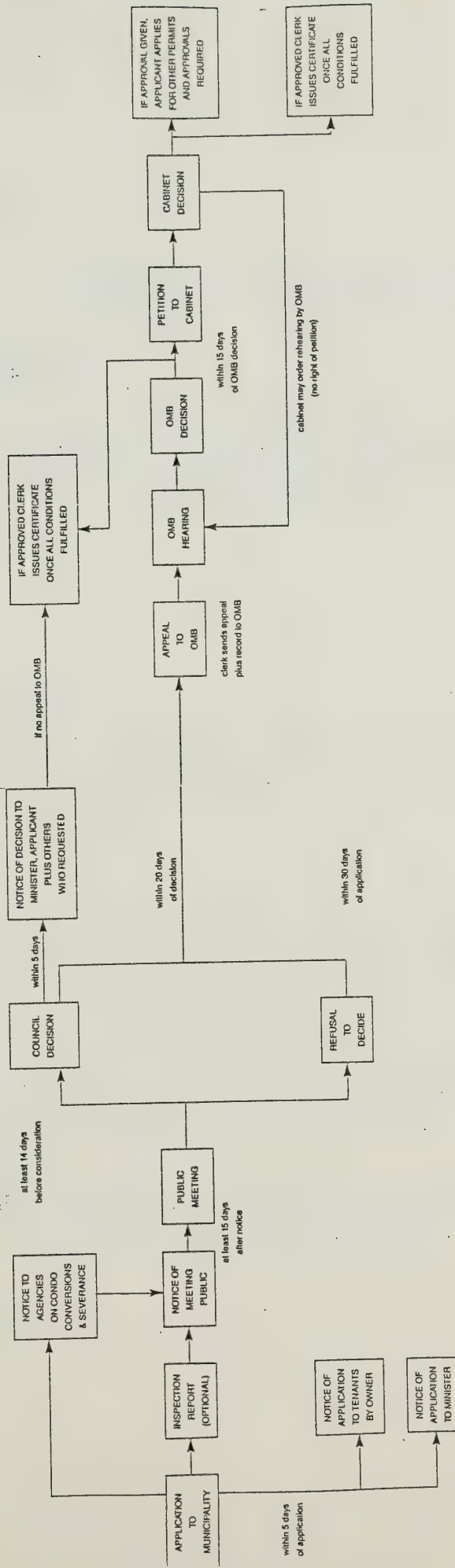
The Building Department will be required to examine, in detail, all building permit applications for rental residential property which not only are requested to be demolished, but also all those which contemplate renovation or repairs. Onus is placed upon the owner to provide evidence of vacant possession and, if necessary, then application must be made to your Committee. This, of course, will induce long term delays in the issuance of building permits in that at the present time approximately 90 per cent are issued within 28 days. Also, a lot of the repair and renovation permits, at the present time, are issued on the same day basis.

It should be noted that this Act does not recognize orders issued under the property standards by-laws, and it would appear that enforcement of those orders could be frustrated by Bill 11. It may also legalize any existing illegal occupancing that are more than four in number.

This Act is repealed on the 30th day of June, 1988.

A handwritten signature in dark ink, appearing to be 'L. H. H. H.', is written over the bottom right portion of the page.

RENTAL HOUSING PROTECTION ACT APPROVAL PROCESS



ADDENDUM

SUBJECT

Bill 11 The Rental Housing Protection Act
 Section 4-(1)(d) Severances under Section 52 of The Planning
 Act, 1983

RECOMMENDATION

That Council under Section 15 of The Planning Act transfer the decision making authority for Severance Applications under The Rental Housing Protection Act to the Regional Land Division Committee of the Regional Municipality of Hamilton-Wentworth.

BACKGROUND

The Minister of Housing delegated the approval authority for all severances to the Region. The Regional Land Division Committee has dealt with all applications within the Region for a consent since the time of delegation in 1974.

COMMENT

Bill 11 - The Rental Housing Protection Act requests that among other decision making authority City Council shall deal with Severances under Bill 11 (Section 4(1)(d)). The Regional Land Division Committee would deal with all Severances in the Region except that small number of applications that may be subject to The Rental Housing Protection Act.

If the land severance authority would be with the City, procedures already existing with the Land Division Committee would have to be duplicated.

To avoid duplication it would be prudent and expedient that the Land Division Committee assume the delegated authority to deal with Severances under The Rental Housing Protection Act.

JLS:dc

Handwritten: 11/86

Bill 11

*(Chapter 26
Statutes of Ontario, 1986)*

An Act respecting the Protection of Rental Housing

The Hon. A. Curling
Minister of Housing

<i>1st Reading</i>	May 5th, 1986
<i>2nd Reading</i>	July 3rd, 1986
<i>3rd Reading</i>	July 10th, 1986
<i>Royal Assent</i>	July 10th, 1986

Bill 11

1986

An Act respecting the
Protection of Rental Housing

HER MAJESTY, by and with the advice and consent of the Legislative Assembly of the Province of Ontario, enacts as follows:

1. In this Act,

Definitions

"co-operative" means a rental residential property other than a condominium, that is,

- (a) owned or leased or otherwise held by or on behalf of more than one person, where any owner or lessee has the right to present or future exclusive possession of a unit in the rental residential property, or
- (b) owned or leased or otherwise held by a corporation having more than one shareholder or member where any one of the shareholders or members, by reason of owning shares in or being a member of the corporation, has the right to present or future exclusive possession of a unit in the rental residential property,

but does not include a non-profit co-operative housing corporation as defined in the *Residential Tenancies Act*;

R.S.O. 1980,
c. 452

"Minister" means the Minister of Housing;

"municipality" means a city, town, village, improvement district or township;

"regulations" means the regulations made under this Act;

"rental residential property" means a building or related group of buildings containing one or more rental units but does not include a condominium;

"rental unit" means any living accommodation which is used as rented residential premises and includes a room in a boarding house or lodging house.

Application
of Act

2. This Act applies to rental residential property, despite any other Act and despite any agreement or waiver to the contrary.

Exemption
from Act

3. This Act does not apply to a rental residential property exempted by the regulations or located in a municipality that is exempted by the regulations.

Prohibition

4.—(1) No rental residential property, or part thereof, shall be,

- (a) demolished;
- (b) converted to a condominium, co-operative, hotel, motel, tourist home, inn, apartment hotel, rooming house or any similar use, or any other use for a purpose other than rental residential property;
- (c) renovated or repaired if a tenant is in possession of a rental unit and vacant possession of the rental unit would be required or if the rental unit has been vacant for less than one year; or

1983, c. 1

(d) severed under section 52 of the *Planning Act*, 1983,

by any person unless the council of the municipality in which the property is located approves of such demolition, conversion, repair, renovation or severance.

Power of
council

(2) The council of a municipality, in respect of an approval sought under clause (1) (b), shall, in place of the Minister, exercise the powers conferred on the Minister under section 50 of the *Condominium Act* (approval or exemption of descriptions).

R.S.O. 1980,
c. 84

Prohibition

5.—(1) No person shall sell, lease for a term of twenty-one years or more, or enter into an agreement to sell or lease an interest or share in a co-operative or in a corporation owning or leasing any interest in a co-operative unless the approval of the council of the municipality under subsection 4 (1) has first been obtained.

Exemption
re:
transfer

(2) This section does not apply to the transfer of an interest or share in a co-operative that is exempted by the regulations.

(3) An agreement or conveyance entered into in contravention of subsection (1) is void and any amount paid thereunder is recoverable by the purchaser.

Consequences
of
contravention

(4) An instrument or notice respecting the sale, lease or agreement for sale of a share or interest in a co-operative may contain a statement by the vendor that an agreement or conveyance does not contravene this section and such statement is deemed to be sufficient proof that the agreement or conveyance does not contravene this section.

Statement

6.—(1) No landlord shall serve a notice of termination on the grounds set out in section 107 of the *Landlord and Tenant Act* unless the approval of the council of the municipality under subsection 4 (1) has first been obtained and a copy of the certificate under subsection 7 (16) is attached to the notice.

Prohibition
respecting
notices of
termination
R.S.O. 1980,
c. 232

(2) A notice of termination served in contravention of subsection (1) is of no effect.

Consequences
of
contravention

(3) Despite section 113 of the *Landlord and Tenant Act*, no order for a writ of possession shall be issued by any court in respect of an application under section 107 of the said Act, notwithstanding that the notice of termination was served or application made for a writ of possession prior to the coming into force of this Act, unless the approval of the council of the municipality under subsection 4 (1) has first been obtained by the landlord.

Restriction
re: writ of
possession

7.—(1) An application for an approval under this Act shall be made in writing to the clerk of the municipality and shall contain such information as may be prescribed by regulation.

Application
for approval

(2) Notice of the application shall be given by the owner of the residential rental property to each tenant of a rental unit in the rental residential property within five days of the application being made.

Notice to
tenants

(3) The council of the municipality may require an applicant to cause an architect or a professional engineer to make a physical inspection of the rental residential property and to make a report detailing the condition and structural safety of the property or it may require that such an inspection be made and report prepared by its chief building official.

Inspection
and report

(4) For the purposes of an inspection under subsection (3), a person authorized to inspect a rental unit has the right to enter the rental unit during daylight hours upon written notice to the tenant specifying the time of entry at least twenty-four

Entry for
inspection

hours before the time of entry, and a tenant shall permit the entry of such person during that time.

Copy of
report
made
available

(5) A copy of the report referred to in subsection (3) shall be made available by the municipality for inspection by the public.

Power of
council

(6) The council may approve the application with or without such conditions as in its opinion are reasonable or reject the application but council shall not approve the application unless such criteria as are prescribed by the regulations are met.

Information
and public
meeting

(7) Before considering an application under this section, the council shall ensure that adequate information is made available to the public, and for this purpose shall hold at least one public meeting, notice of which shall be given in the manner and to the persons prescribed, for the purpose of informing the public in respect of the application.

Time for
meeting,
etc.

(8) The meeting mentioned in subsection (7) shall be held not sooner than fifteen days after the requirements for the giving of notice have been complied with and shall be open to the public, and any person who attends the meeting shall be afforded an opportunity to make representation in respect of the proposed application.

Agreements

(9) Every municipality may enter into agreements imposed as a condition to an approval under this Act and any such agreement may be registered against the land to which it applies and the municipality shall be entitled to enforce the provisions thereof against the owner and, subject to the provisions of the *Registry Act* and the *Land Titles Act*, any and all subsequent owners of the land.

R.S.O. 1980,
cc. 445, 230

Notice of
decision

(10) Written notice of the decision of the council shall be sent to the applicant and to every person who in writing requested to be given notice of the decision within five days of the making thereof.

Appeal to
O.M.B.

(11) Where the council refuses or neglects to make a decision on the application filed in accordance with this Act within thirty days after the receipt by the clerk of the municipality of the application, the applicant may appeal to the Ontario Municipal Board by filing with the clerk of the municipality a notice of appeal.

Appeal of
decision to
O.M.B.

(12) Any person who is not satisfied with the decision of council may, not later than twenty days after the date of the decision, appeal to the Ontario Municipal Board by filing with

the clerk of the municipality a notice of appeal setting out the objection to the decision and the reasons in support of the objection.

(13) If an application respecting a matter set out in section 4 or 5 has been made to the Ontario Municipal Board prior to the coming into force of this Act, this Act applies unless the Board has issued its decision. Transition

(14) The clerk of the municipality, upon receipt of a notice of appeal under subsection (11) or (12), shall compile a record and forward the notice of appeal and the record to the secretary of the Board and shall provide such information or material as the Board may require in respect of the appeal. Record

(15) The Board shall hold a hearing and has the same authority as the council under subsection (6) but if all appeals have been withdrawn prior to the hearing, the decision of the council is final and binding and the secretary of the Board shall notify the clerk of the municipality who in turn shall notify the applicant. Hearing

(16) When an approval has been given under this section by the municipality, the Ontario Municipal Board or the Lieutenant Governor in Council, as the case may be, the clerk of the municipality shall give a certificate in the form prescribed by regulation to the applicant stating that the approval has been given and the certificate is conclusive evidence that the approval was given and that the provisions of this Act leading to the approval have been complied with, and after the certificate has been given no action may be maintained to question the validity of the approval, but where a condition has been imposed, the certificate shall not be given until the council is satisfied that the condition has been fulfilled. Certificate that approval given

(17) Upon the petition of any party to the hearing filed with the Clerk of the Executive Council within fifteen days after the date of any decision of the Board, the Lieutenant Governor in Council may, L. G. in C. may confirm, vary or rescind orders

- (a) confirm, vary or rescind the whole or any part of such decision;
- (b) substitute for the decision of the Board such decision as the Lieutenant Governor in Council considers appropriate; or
- (c) require the Board to hold a new public hearing of the whole or any part of the application to the

Board upon which such decision of the Board was made,

and the decision of the Board after the public hearing ordered under clause (c) is not subject to petition under this section.

Withdrawal
of petition

(18) Any party who has filed a petition under subsection (17) may at any time withdraw the petition by filing a notice of withdrawal with the Clerk of the Executive Council.

When
certificate
of approval
to be issued

(19) No certificate of approval shall be issued until the time for all appeals has passed or until all such appeals have been disposed of, whichever is later.

Fees

8. The council of a municipality may by by-law establish fees for the processing of an application made under this Act, which fees shall not exceed the anticipated cost to the municipality of processing the application and of having its chief building official make an inspection of the rental residential property.

Regulations

9. The Lieutenant Governor in Council may make regulations,

- (a) exempting a municipality, or part thereof, from this Act;
- (b) exempting rental units or rental residential properties, or categories thereof, from this Act;
- (c) prescribing the criteria upon which approval may be granted or refused by a municipality under subsection 4 (1);
- (d) prescribing the form and contents of an application under subsection 7 (1);
- (e) prescribing the form of notice to be given and the manner in which notice is to be given under subsection 7 (2);
- (f) prescribing for the purposes of subsection 7 (7), the persons that are to be given notice and the manner in which notice is to be given;
- (g) prescribing the form of the certificate of approval under subsection 7 (16);

- (h) exempting sales of co-operative units, or any category thereof, from any of the provisions of this Act.

10.—(1) If all permits required under the *Building Code Act* and the *Planning Act, 1983* for a demolition, renovation or repair have been obtained prior to the coming into force of this Act, the approval of council under subsection 4 (1) is not required and section 6 does not apply.

Transition
R.S.O. 1980,
c. 51
1983, c. 1

(2) If a draft approval or a commitment for an exemption from an approval has been granted under section 50 of the *Condominium Act* or the Ontario Municipal Board has issued a decision approving an application for conversion prior to the coming into force of this Act, the approval of the council of a municipality under subsection 4 (1) is not required.

Idem.
condominium
conversion
R.S.O. 1980,
c. 84

11. Every person who contravenes section 4 or 5 or subsection 6 (1) and every director or officer of a corporation who authorized, permitted or acquiesced in the contravention of section 4 or 5 or subsection 6 (1) by the corporation is guilty of an offence and on conviction is liable to a fine of not more than \$50,000 or to imprisonment for a term of not more than one year, or to both.

Offence

12.—(1) Subsection 47 (1) of the *Land Titles Act*, being chapter 230 of the Revised Statutes of Ontario, 1980, is amended by adding thereto the following paragraph:

14. The provision of section 5 of the *Rental Housing Protection Act, 1986*.

1986, c. 26

(2) Paragraph 14 of subsection 47 (1) of the said Act, as enacted by subsection (1), is repealed on the 30th day of June, 1988.

13. This Act, except subsection 12 (2), is repealed on the 30th day of June, 1988.

14. This Act comes into force on the day it receives Royal Assent.

Commence-
ment

15. The short title of this Act is the *Rental Housing Protection Act, 1986*.

Short title

1/86
X-1-2
Filed July 24/86

GAZETTE - August 16/86

REGULATION MADE UNDER THE
RENTAL HOUSING PROTECTION ACT, 1986

GENERAL

1.-(1) All municipalities are exempt from the Act except those listed in Schedule 1.

(2) Subsection (1) does not apply with respect to a conversion to a condominium.

2.-(1) A rental residential property is exempt from the Act if the number of units in the building, including the number of rental units, is four or less.

(2) Subsection (1) does not apply in respect of a conversion to a condominium.

3. A rental residential property that is the subject of an order for demolition under subsection 10(4) of the Building Code Act or an order or direction for removal under the Fire Marshals Act is exempt from the Act.

4. A rental residential property listed in Schedule 2 is exempt from the Act.

5. Any building that,

(a) was constructed for residential condominium purposes and for which draft approval was obtained under section 50 of the Condominium Act; and

(b) is used as a rental residential property pending final approval under the Condominium Act,

is exempt from the Act.

6. Any building owned or operated by any government non-profit housing corporation is exempt from the Act.

7. A sale, a lease or an agreement for sale of a share or an interest in a co-operative is exempt from subsection 5(1) of the Act if,

- (a) the sale, lease or agreement for sale is of a unit in a rental residential property where the number of units in the building, including the number of rental units, is four or less;
- (b) an agreement to enter into the lease or the agreement for sale was entered into before the 10th day of July, 1986;
- (c) the co-operative was created before the 10th day of July, 1986;
- (d) the share or interest is one where the vendor does not and never has had a right to present or future exclusive possession of a dwelling unit in the building or related group of buildings; or
- (e) the share or interest has previously been transferred with the approval of the municipality.

8.-(1) The council of a municipality shall not approve an application under the Act unless the council is satisfied that at least one of the following criteria is met:

1. In the case of an application for,
 - i. demolition, the rental residential property is found by council to be unsafe and unfit for human habitation, and

- ii. in the case of renovation or repair, the council finds that the rental residential property would be unsafe and unfit for human habitation if the renovation or repair was not approved, and, in the case where tenants are in occupation of the unit, that vacant possession is required to effect the renovation or repair.

2. The applicant agrees,

- (a) to provide the same number of new rental units in a similar rental range and in the same area as those for which approval is given; and
- (b) to provide rental accommodation in the same area of similar quality and rent, either in the new rental units or in other existing rental residential property, to any tenant who is required to give up possession of a rental unit as a result of the approval.

✓
3. In the opinion of council, the proposal does not adversely affect the supply of affordable rental housing in the municipality.

(2) Subsection (1) does not apply to an application for conversion to a condominium if the number of units in the building, including the number of rental units, is four or less or if the building is in a municipality that is exempt from the Act under section 1.

9. An application for a demolition under clause 4(1)(a) of the Act shall contain the following information:

1. Local municipality and municipal address.
2. Lot number, concession number.
3. Name, address and telephone number of registered owner.
4. Name, address and telephone number of agent or solicitor.
5. Nature of demolition sought (partial, complete).
6. Reason(s) for demolition.
7. Application for building permit made and the date of application; date granted.
8. Number of existing units in the building, specifying the number of units now occupied for residential purposes.
9. Range of rents in the building - list by unit type (bachelor, one bedroom, etc.).
10. If units vacant, date(s) of vacancy.
11. Date of construction of building.
12. Gross floor area.
13. Number of storeys.
14. Height of building.
5. Registered plan number or reference plan number.
16. A sworn declaration or affirmation by the applicant that all statements contained in the application are true and is made with the knowledge that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

10. An application for a conversion to a condominium under clause 4(1)(b) of the Act shall contain the following information:

1. Local municipality and municipal address.
2. Lot number, concession number. .
3. Number of registered plan, date of registration and file number of approval authority.
4. Any prior application made for condominium approval, including the previous file number.
5. Name, address and telephone number of registered owner.
6. Name, address and telephone number of agent, solicitor or planning consultant.
7. Name, address and telephone number of Ontario Land Surveyor.
8. Proposed land use:
 - double or semi-detached, duplex, triplex, single row attached, other multiple attached, apartments, commercial, industrial, other (specify).
9. Number of existing units in the building specifying the number of units used for residential purposes that are occupied or vacant and the date(s) of vacancies.
10. Number of condominium units proposed (specify, residential, commercial, etc.).
11. Date of construction of existing building.
12. Gross floor area.
13. Number of storeys.
14. Density proposed (specify units per hectare).
15. Internal roadways.
16. Parking provided.
17. Landscaping and recreational amenities.
18. Land use designation for property in an approved regional or county official plan or amendment, and number of the amendment (if applicable).

19. Land use designation for property in an approved local official plan or amendment, and number of the amendment (if any).
20. Zoning of the property in an approved zoning by-law or zoning order.
21. Site plan approval (if applicable), building permit.
22. Number of rental units that tenants in possession of the units wish to purchase as condominium units.
23. Range of rents in the building - list by unit type (bachelor, 1 bedroom, etc.).
24. Estimates of selling prices for condominium units and whether any government sponsored financing has been sought or obtained.
25. Services proposed or available:
 - water piped, well, or other (describe);
 - sewage treatment - sewers, septic tanks and tile beds, pre-sewer, or other (describe);
 - storm drainage - sewers, open ditches, or other (describe);
 - other servicing problems (describe, with proposed solutions).
26. Access from property to publicly owned and maintained road or other access to the property.
27. If lakefront without road access, types of docking and parking facilities existing and proposed, distance from property, and distance to nearest provincial highway.
28. Brief description of existing use, vegetation, topography and drainage.
29. Effects of the proposal on the environment (traffic, noise, odours, pollution of waters, etc.) and proposed measures to deal with them.

30. Effects on the proposed condominium from the surrounding area (railways, highways, noise, etc.) and proposed measures to deal with them.
31. A sworn declaration or affirmation by the applicant that all statements contained in the application are true and is made with the knowledge that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

11. An application for a conversion to a co-operative or non-rental residential uses other than condominiums under clause 4(1)(b) of the Act shall contain the following information:

1. Local municipality and municipal address.
2. Lot number, concession number.
3. Number of registered plan and date of registration (if applicable).
4. Any application under the Planning Act, 1983, the Securities Act or the Act submitted prior to this application and the file number.
5. Name, address and telephone number of registered owner.
6. Name, address and telephone number of agent, solicitor or planning consultant.
7. A plan of survey and the name, address and telephone number of the Ontario Land Surveyor.
8. Nature of conversion (specify proposed use).
9. Proposed land use:
 - double or semi-detached, duplex, triplex, single row attached, other multiple attached, apartments, commercial, industrial, other (specify).
10. Number of existing units in the building specifying the number of rental residential units now occupied and those now vacant and the date of the vacancies.
11. Number of units proposed (specify, residential, commercial, etc.)

12. Date of construction of existing building.
13. Gross floor area.
14. Number of storeys.
15. Density proposed (specify units per hectare).
16. Internal roadways.
17. Parking provided.
18. Landscaping and recreational amenities.
19. Land use designation for property in an approved regional or county official plan or amendment, and number of the amendment (if applicable).
20. Land use designation for property in an approved local official plan or amendment, and number of the amendment (if any).
21. Zoning of the property in an approved zoning by-law or zoning order.
22. Site plan approval (if applicable), building permit.
23. Number of rental units that tenants in possession of the units wish to purchase.
24. Estimates of selling prices for units and whether any government sponsored financing has been sought or obtained.
25. Range of rents in the building - list by unit type (bachelor, 1 bedroom, etc.).
26. Services proposed or available:
 - water piped, well, or other (describe);
 - sewage treatment - sewers, septic tanks and tile beds, presewer, or other (describe);
 - storm drainage - sewers, open ditches, or other (describe);
 - other servicing problems (describe, with proposed solutions).
27. Access from property to publicly owned and maintained road or other access to the property.

28. If lakefront without road access, types of docking and parking facilities existing and proposed, distance from property, and distance to nearest provincial highway.
29. Brief description of existing use, vegetation, topography and drainage.
30. Effects of the proposal on the environment (traffic, noise, odours, pollution of waters, etc.) and proposed measures to deal with them.
31. Effects on the proposal from the surrounding area (railways, highways, noise, etc.) and proposed measures to deal with them.
32. A sworn declaration or affirmation by the applicant that all statements contained in the application are true and is made with the knowledge that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

12. An application for renovation or repair under clause 4(1)(c) of the Act shall contain the following information.

1. Local municipality and municipal address.
2. Lot number, concession number.
3. Name, address and telephone number of registered owner.
4. Name, address and telephone number of agent or solicitor.
5. Nature of renovation (interior or exterior alterations, additions, changes of occupancy, demolitions, etc. with details).
6. Reason(s) for renovation or repair.
7. Date of construction of building and type (combustible, non-combustible).
8. Gross floor area.
9. Number of storeys.
10. Number of existing units in the building, specifying the number of residential rental units now occupied, and those now vacant, and the date(s) of vacancy.

11. Number of kitchens and bathrooms.
12. Range of rents in the building (list by unit type (bachelor, one bedroom, etc.)).
13. Number of units proposed.
14. Estimates of range of rents following renovation.
15. A sworn declaration or affirmation by the applicant that all statements contained in the application are true and is made with the knowledge that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

13. An application under subsection 5(1) of the Act shall contain the following information:

1. Local municipality and municipal address.
2. Lot number, concession number, unit number.
3. Name, address and telephone number of owner of the share or interest or unit.
4. Name, address and telephone number of tenant occupying unit and relationship to owner.
5. Name, address and telephone number of agent or solicitor.
6. Date of original purchase of interest, and purchase price.
7. Estimated selling price.
8. A sworn declaration or affirmation by the applicant that all statements contained in the application are true and is made with the knowledge that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

14. An application under clause 4(1)(d) of the Act for the severance of any part of a rental residential property shall contain the following information:

1. Local municipality and municipal address.
2. Lot number, concession number.
3. Number of registered plan, date of registration and file number of approval authority.
4. Any prior application made for severance approval of the property, including the previous file number.
5. Name, address and telephone number of registered owner.
6. Name, address and telephone number of agent, solicitor or planning consultant.
7. Name, address and telephone number of Ontario Land Surveyor.
8. Description of land to be severed and land to be retained.
9. Any land in the municipality previously severed by the applicant.
10. Name of grantee(s) and relationship to owner.
11. Any application for additional consents on the rental residential property or intention to apply for additional consents in the future.
12. Any application for minor variance or permission to extend or enlarge under section 44 of the Planning Act, 1983 in relation to any land that is the subject of application.
13. Proposed land use:
 - double or semi-detached, duplex, triplex, single row attached, other multiple attached, apartments, commercial, industrial, other (specify).
14. Number of existing units in the rental residential property specifying the number of units used for residential purposes that are occupied or vacant and the date(s) of vacancies.

15. Date of construction of existing building.
16. Gross floor area of individual units.
17. Number of storeys.
18. Density proposed (specify units per hectare).
19. Internal roadways.
20. Parking provided.
21. Landscaping and recreational amenities.
22. Land use designation for property in an approved regional or county official plan or amendment, and number of the amendment (if applicable).
23. Land use designation for property in an approved local official plan or amendment, and number of the amendment (if any).
24. Zoning of the property in an approved zoning by-law or zoning order.
25. Site plan approval (if applicable) and building permit.
26. Number of rental units that tenants in possession of the units wish to purchase.
27. Range of rents in the building - list by unit type (bachelor, 1 bedroom, etc.).
28. Estimates of selling prices for individual units and whether any government sponsored financing has been sought or obtained.
29. Services proposed or available:
 - water piped, well, or other (describe);
 - sewage treatment - sewers, septic tanks and tile beds, presewer, or other (describe);
 - storm drainage - sewers, open ditches, or other (describe);
 - other servicing problems (describe, with proposed solutions).
30. Access from property to publicly owned and maintained road or other access to the property.

31. If lakefront without road access, types of docking and parking facilities existing and proposed, distance from property, and distance to nearest provincial highway.
32. Brief description of existing use, vegetation, topography and drainage.
33. Effects of the proposal on the environment (traffic, noise, odours, pollution of waters, etc.) and proposed measures to deal with them.
34. Effects on the property from the surrounding area (railways, highways, noise, etc.) and proposed measures to deal with them.
35. A sworn declaration or affirmation by the applicant that all statements contained in the application are true and is made with the knowledge that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

15.-(1) The clerk of a municipality shall assign to each application a file number consisting of,

(a) the letters,

- (i) "CD" for a condominium conversion,
- (ii) "SE" for a severance,
- (iii) "CO" for a co-operative conversion,
- (iv) "CS" for the sale of a share in a co-operative,
- (v) "DE" for a demolition, or
- (vi) "RR" for a renovation or repair;✓

(b) the last two digits of the year in which the application is received; and

(c) a number corresponding to the order in which the application is received commencing with "001" except for a share in a co-operative which shall be four digits commencing with "0001".

(2) A new series of numbers shall be commenced each year.

16.-(1) A notice of an application to be given to the tenant under subsection 7(2) of the Act shall be in Form 1.

(2) A copy of the completed notice of application shall be given to every tenant of the rental residential property by posting it up in a conspicuous place on the rental residential property and by,

- (a) sending it by prepaid first class mail; or
- (b) handing it to an apparently adult person on the tenant's premises.

17.-(1) Notice of the public meeting under subsection 7(7) of the Act shall be given,

- (a) by publication in a newspaper that is, in the opinion of the clerk of the municipality, of sufficiently general circulation in the area in which the rental residential property is located; and
- (b) by prepaid first class mail to every tenant of the rental residential property.

(2) The notice of the public meeting shall be in Form 2.

18. Where the application is for a conversion to a condominium under clause 4(1)(b) of the Act, the clerk of the municipality shall, at least fourteen days before the date that the application is to be considered by the council, give notice to each of the following by providing a copy of the application and a request for written comments:

1. To the clerk of the county or regional, metropolitan or district municipality, unless such clerk has advised the clerk of the municipality that the county or regional, metropolitan or district municipality does not wish to receive copies of applications.
2. Where the land that is the subject of the application abuts or has access to a provincial highway, to the

regional director of the region of the Ministry of Transportation and Communications and to the district engineer of the district of that Ministry in which the land is situated.

3. Except where municipally-owned and operated water and sanitary sewer facilities are available to the land that is the subject of the application, to a director appointed in respect of Part VIII of the Environmental Protection Act.
4. To the Director of the Plans Administration Branch of the Ministry of Municipal Affairs having jurisdiction in the area in which the land that is the subject of the application is situated, unless the Director has advised the clerk in writing that the Director does not wish to receive copies of applications.
5. To any department, ministry or agency of the federal or provincial government, any other municipality and any other local board, commission or person that the council determines should receive notice.

19. For all applications under the Act, the clerk of the municipality shall, within five days of receipt of the application, give notice to the Director of the Rental Housing Protection Branch of the Ministry of Housing by providing a copy of the application and a request for written comments.

20. Every written notice of decision sent under the Act shall specify the last date on which a notice of appeal to the Ontario Municipal Board may be filed.

21. The certificate of approval under subsection 7(16) of the Act shall be in Form 3.

Form 1

Rental Housing Protection Act, 1986

NOTICE OF AN APPLICATION

TAKE NOTICE that application has been made under

..... of the Rental Housing Protection
(subsection, clause, etc.)

Act, 1986 to the council of the
(name of for the
municipal corporation)

.....
(demolition; conversion to a condominium, co-operative,
apartment hotel, etc.; renovation; sale)

of the following property:

Municipality Concession No.

Lot(s) No. Registered Plan No.

Part(s) No. Reference Plan No.

Geographic or Former Township

Name of Street Street No.

Unit(s) No.

.....

.....

Name of Applicant

Dated at this day of, 19 ..

.....
(signature of applicant, solicitor or
authorized agent)

Rental Housing Protection Act, 1985

NOTICE OF MEETING TO CONSIDER AN APPLICATION

TAKE NOTICE that the council of the
..... (name of municipal
..... will hold a public meeting to consider
corporation)
the application of
..... (name of applicant)
for the
..... (demolition; conversion to a condominium, co-operative,
apartment hotel, etc.; renovation; sale)

of the following property:

Municipality Concession No.
Lot(s) No. Registered Plan No.
Part(s) No. Reference Plan No.
Geographic or Former Township
Name of Street Street No.
Unit(s) No.
.....
.....

Dated on the day of , 198

at o'clock (a.m., p.m.)

at
(street address)

in
(floor, room number)

AND TAKE NOTICE that the application and the report prepared under section 7 of the said Act (if any) will be available for inspection at the office of the clerk of the said municipality until 5.00 p.m. on the day of the meeting.

AND TAKE NOTICE that if you do not attend the meeting, the council may proceed in your absence and you will not be entitled to any further notice in the proceedings.

AND TAKE NOTICE that any person who wishes to receive notice of council's decision should advise the clerk in writing.

Form 3

Rental Housing Protection Act, 1986

CERTIFICATE OF APPROVAL

Under section 7 of the Rental Housing Protection Act, 1986,
 (For condominium add: "and section 50 of the Condominium Act"
 OR "and exempted under section 50 of the Condominium Act",
 as applicable; for severance add: "and section 52 of the
Planning Act, 1983"), I certify that the consent of

.....
 (municipal corporation)

was given on day of, 19....., to a

 (enter demolition, renovation, etc.)

of the following land (set out full description, unit numbers,
 etc.)

.....
 Clerk

.....
 Name of the Municipal Corporation

Dated at this day of , 19 .

SEAL

Schedule 1

(All cities unless otherwise noted)

Ajax (Town)
Barrie
Belleville
Brampton
Brantford
Burlington
Caledon (Town)
Cambridge
Chatham
Cornwall
East York (Borough)
Etobicoke
Flamborough (Town)
Gloucester
Guelph
Halton Hills (Town)
Hamilton
Kanata
Kingston
Kingston (Township)
Kitchener
London
Markham (Town)
Milton (Town)
Mississauga
Nepean

Newcastle (Town)
Newmarket (Town)
Niagara Falls
North Bay
North York
Oakville (Town)
Oshawa
Ottawa
Peterborough
Pickering (Town)
Richmond Hill (Town)
Sarnia
Sault Ste. Marie
Scarborough
St. Catharines
St. Thomas
Stoney Creek
Stratford
Sudbury
Thunder Bay
Timmins
Toronto
Vaughan (Town)
Waterloo
Welland
Whitby (Town)
Windsor
Woodstock
York

Schedule 2

That parcel of land known municipally as Number 295 Dufferin Street, City of Toronto, more particularly described as:

That parcel in the City of Toronto, Municipality of Metropolitan Toronto (formerly in the City of Toronto, in the County of York), composed of part of the Ordnance Reserve according to a plan prepared by Messrs. Dennin & Gossage, Provincial Land Surveyors, dated January 1, 1857, on record in the Department of Interior, at Ottawa, a certified copy of which is duly filed in the Land Registry Office for the Registry Division of Toronto (No. 63) and designated as parts 2, 6 and 7, on a Plan deposited in the said Land Registry Office as No. 63R-3309.

Together with an easement, right and right-in-nature of an easement in, on, over and along those parts of the above-noted Ordnance Reserve designated as Part 9 on the above-noted Reference Plan 63R-3309 for the purposes of vehicular and pedestrian access, egress and/or use over that part of the mutual driveway situate on that land designated as Part 9 on Reference Plan 63R-3309.

Subject to an easement, right and right-in-nature of an easement in, on, over and along those parts of the above-noted Ordnance Reserve designated as Part 6 on Reference Plan 63R-3309 for the purposes of vehicular and pedestrian access, egress and/or use over that part of the mutual driveway situate on that land designated as Part 6 on the Plan in favour of the owners, their successors and assigns of that land composed of part of the Ordnance Reserve designated as parts 3, 4, 8, 9 and 10 on Plan 63R-3309.



3(a)

THE CORPORATION OF THE CITY OF HAMILTON

FROM D.W.Vyce, Director of Real Estate DATE 1986 August 22
Name & Title

FOR ACTION ☒ FOR INFORMATION ☐ File No. 20.1.55(4502)

TO: CITY COUNCIL ☐ (OR) PLANNING & DEVELOPMENT ☒
Committee

SUBJECT

Release of Building Covenants - Dougallen Ltd. - 359-365 Grays Road and 90 Milburn Road, Hamilton.

RECOMMENDATION

That the City Solicitor be authorized to prepare a Quit Claim Deed from the City of Hamilton to Dougallen Ltd., the owners of 359-365 Grays Road and 90 Milburn Road to release the property from all covenants contained in Deeds 212753 A.B. and 248760 A.B.

*cc with
for D.W. Vyce*

BACKGROUND

In 1971 and 1972 the City completed the sale of the lands located at 359-365 Grays Road and 90 Milburn Road subject to certain construction covenants that were contained in the Deeds 212753 A.B. and 248760 A.B. respectively. These covenants required the purchaser to commence and complete the construction of buildings within a certain time frame. The buildings were constructed in accordance with the owners agreement with the City. The above lands and their buildings are now being sold by the present owner Dougallen Ltd. and the new purchaser would like the construction covenants removed.

In view of the fact that substantial buildings were constructed in the original instance, this department supports the request to release the construction covenants contained in Deeds 212753 A.B. and 248760 A.B.

c.c. Mr. K.A. Rouff, City Solicitor



3(6)

THE CORPORATION OF THE CITY OF HAMILTON

FROM D.W.Vyce, Director of Real Estate DATE 1986 September 5
Name & Title

FOR ACTION ☒ FOR INFORMATION ☐ File No. 20.1.262(4504)

TO: CITY COUNCIL ☐ (OR) PLANNING & DEVELOPMENT ☒
Committee

SUBJECT

Sale of Lot 5, Plan M-352, Hamilton Mountain Industrial
Park No. 3 to James Miles

RECOMMENDATION

That an Offer to Purchase the lands of The Corporation of the City of Hamilton duly executed on September 5, 1986 by the Purchaser, James Miles and scheduled for closing on January 27, 1987.

Note: The property is composed of a parcel of vacant land located on the south side of Rymal Road East, having a frontage of 46m (150.9 feet) by a depth of 91.44m (300 feet) and containing an area of 4206m² (1.0393 acres). The subject site is more particularly described as Lot 5, Plan M-352.

The purchase price is \$48,000.00. A deposit cheque in the amount of \$4,800.00 is being held by the City Treasurer pending Council approval.

This transaction is conditional on the following term:

That the subject lands being rezoned to allow the Purchaser's auto body business, failing which this agreement will become null and void and the Purchaser's deposit shall be returned without interest.

It is understood and agreed that The Corporation of the City of Hamilton accepts the above Offer and subject to the transaction being closed and completed, agrees to pay a commission of 5% of the sale price to Re/Max Advantage Realty Incorporated whose agent Robin St. Jean acted in this matter.

Continued...

1

This transaction includes special building covenants, agreements and restrictions which are set out on the pages attached hereto, which terms should be included in the Committee's resolution to City Council.

M. C. W.
C. W. W.

This department recently received an inquiry from James Miles as to the possibility of purchasing Lot 5 on Rymal Road East. This Company plans to build a 5,000 square foot auto repair garage employing five people.

We attach hereto an Offer to Purchase from James Miles for the purchase from the City of a vacant parcel of land being composed of Lot 5, Plan M-352, having a frontage on the southern limit of Rymal Road East of 46 metres (150.9 feet) by a depth of 91.44 metres (300 feet) and containing an area of 4,206m² (1.0393 acres) for the sum of \$48,000.00.

C.C. - Mr. K.A. Rouff, City Solicitor
- Mr. E.C. Matthews, City Treasurer
- Mr. M. Chidley, Regional Surveyor
- Mr. D. Cole, Director Economic Development
- Mr. D. Cole, Director Economic Development
Attention: Mr. Saad Ghanem



36

THE CORPORATION OF THE CITY OF HAMILTON

FROM D.W.Vyce, Director of Real Estate DATE 1986 September 5
Name & Title

FOR ACTION ☒ FOR INFORMATION ☐ File No. 20.1.261(4504)

TO: CITY COUNCIL ☐ (OR) PLANNING & DEVELOPMENT ☒
Committee

SUBJECT
Option to Purchase Lot 4, Plan M-352 - James Miles

RECOMMENDATION

1. That the City of Hamilton grant James Miles for the sum of \$480.00 the sole and exclusive option to purchase Lot 4, Plan M-352 (Hamilton Industrial Park No.3) on Rymal Road East. The Option shall be open for exercise by James Miles until April 8, 1987 and if exercised, the closing date will be May 14, 1987.
2. That the Mayor and City Clerk be authorized to execute an Option to Purchase agreement in a form satisfactory to the City Solicitor.

Note: The property is composed of a parcel of vacant land located on the south side of Rymal Road East, having a frontage of 46 metres (150.9 feet) by a depth of 91.440 metres (300 feet) and containing an area of 4,206.m² (1.0393 acres). The subject site is more particularly described as Lot 4, Plan M-352 (Hamilton Industrial Park No.3).

The purchase price is \$48,000.00. A deposit in the amount of \$4,800.00 shall be payable by James Miles on the exercise of the Option. The Option fee of \$480.00 is not refundable if the Option is not exercised; however, if the Option is pursued with, the \$480.00 shall be credited against the balance of the price payable by James Miles on closing.

M. C. W. V.
for D. W. Vyce

BACKGROUND

A recommendation by this department to sell Lot 5, Plan 352 will be considered by the Planning & Development Committee at their meeting on September 10, 1986. If approved, the recommendation will be forwarded to City Council for their meeting scheduled for September 30, 1986.

Subsequently, this firm expressed the view that they were concerned that their business may require additional adjacent lands for expansion in the coming year. In order to guarantee that they have sufficient land for their automotive business, they are inquiring as to the possibility of acquiring an option on Lot 4, which adjoins Lot 5 on Rymal Road East.

This department is prepared to support the Option to Purchase for a period up to April 8, 1987.

Attch.

- c.c. - Mr. K.A. Rouff, City Solicitor
- Mr. E.C. Matthews, City Treasurer
 - Mr. M. Chidley, Regional Surveyor
 - Mr. D. Cole, Director, Economic Development
 - Mr. D. Cole, Director, Economic Development
Attention: Mr. S. Ghanem



3(d)

THE CORPORATION OF THE CITY OF HAMILTON

FROM D.W.Vyce, Director of Real Estate DATE 1986 September 4
Name & Title

FOR ACTION ☒ FOR INFORMATION ☐ File No. 40.15.46(b)(4504)

TO: CITY COUNCIL ☐ (OR) PLANNING & DEVELOPMENT ☒
Committee

SUBJECT

Sale - Parts 11, 12, 13, & 14, Plan 62R-7820 (Keefer Court)
Kenora Industrial Park to Artell Developments Ltd.

RECOMMENDATION

That an Offer to Purchase the lands of The Corporation of the City of Hamilton, duly executed on September 3, 1986, by the Purchaser, Artell Developments Ltd. and scheduled for closing on March 25, 1987, be approved and completed.

Note: The completion of this Offer to Purchase is subject to the following conditions being met:-

1. The completion of the Offer to Purchase is subject to simultaneously closing of the transaction between Artell Developments Ltd. and the City of Hamilton for the property known as Part 9 & 10, Plan 62R-7820 with the subject lands.
2. If the Purchaser determines in its sole discretion that the condition contained in paragraph (1) cannot be satisfied and the Purchaser is not willing to waive such condition, then the Purchaser may terminate this agreement by delivering on or before March 6th, 1987, written notice to the Vendor and the Purchaser shall not be liable for any damages or costs and the Vendor shall return the Purchaser's deposit in full without interest.

Continued...

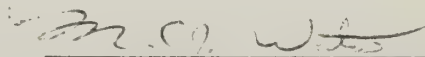
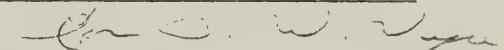
RECOMMENDATION - Continued...

3. (a) The Purchaser has the option during the rezoning process of Parts 9 & 10, Plan 62R-7820 located east and adjacent to the subject lands, to apply for a rezoning to the subject lands to allow a commercial development. If such a rezoning is obtained then the purchase price of the subject lands will be based on a rate of \$5.00 per square foot.
- (b) The Purchaser agrees that the conditions contained in paragraph 3(a) shall not merge upon the closing of this transaction but shall continue in full force and effect for the benefit of the Vendor, its successors and assigns.
4. It is understood and agreed that the Vendor upon completion of this transaction will pay a 5% Real Estate Commission to Re/Max Mountainview Realty, 18 Main Street West, Grimsby, Ontario L3M 1R4, whose agent Miss Judy Dassinger, acted in this matter.

The Purchase Price is \$191,391.00. A deposit cheque in the amount of \$10,000.00 is being held by the City Treasurer pending Council approval.

The property is composed of a vacant parcel of land known as Part of Lot 27, Concession 1, formerly in the Township of Saltfleet, now in the City of Hamilton in the Municipality of Hamilton-Wentworth, said parcel having a frontage on Keefer Court of 43.34 metres (142.19 feet) and containing an area of 11,064.8m² (2.734 acres) and more particularly described as Parts 11, 12, 13, & 14 on Plan 62R-7820 subject to an easement in favour of the Regional Municipality of Hamilton-Wentworth over Part 14, 62R-7820.

This transaction includes special building covenants, agreements and restrictions which are set out on the pages attached hereto, which terms should be included in the Committee's resolution to City Council.

BACKGROUND

This department has received an inquiry from Miss Judy Dassinger of Re/Max Mountainview Realty as to the possibility of her client, Artell Developments Ltd. purchasing the City's 2.5 acre site fronting on the west side of Centennial Parkway. Mr. Art Ellis of Artell Developments Ltd. plans to build or find a hotel chain to build a hotel/motel complex with restaurant and possible banquet facilities on this site.

In adopting Item 2 of the August 26, 1986 meeting of the Planning & Development Committee, City Council on August 26, 1986 approved the sale to Artell Developments Ltd.

Subsequently, Artell Developments Ltd. through their agent, Miss Judy Dassinger, inquired whether the adjoining two lots could be acquired for an industrial development giving Artell Developments Ltd. the option of requesting a rezoning of these lots for commercial uses related to the hotel/motel complex. If the option was exercised, then the sale price of said lands would be based on \$5.00 per square foot (\$595,000 approximately).

It would appear at the time of the preparation of this report, there is a good possibility that Artell Developments Ltd. will request a rezoning of the subject site to allow a commercial development compatible with the proposed hotel/motel complex east and adjacent to this property.

This department is therefore recommending the approval of this transaction which is subject to the purchaser constructing a 30,000 square foot building.

Attch.

c.c. - Mayor R. Morrow
- Alderman S. Collins
- Alderman R. Wheeler
- Mr. K.A. Rouff, City Solicitor
- Mr. E.C. Matthews, City Treasurer
- Mr. M. Chidley, Regional Surveyor
- Mr. V.J. Abraham, Director of Local Planning
- Mr. D. Cole, Director, Economic Development
- Mr. D. Cole, Director, Economic Development
Attention: Mr. Saad Ghanem

AUG 18 1986

RRap 2155
REFER TO FILE NO.

YOUR FILE NO.

4(a)

P.O. BOX 2040
HAMILTON, ONTARIO
L8N 3T4

E. W. KOWALSKI
DIRECTOR

MEMORANDUM

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: 1986 August 15


MEMO TO: Mr. J. Thompson, Secretary,
Planning and Development Committee

FROM: Mr. J. H. Robinson

SUBJECT: Mr. C. Gill, 248 Stanley Avenue

The Department of Community Development was recently requested to attend a meeting in the Mayor's Office to discuss Mr. Gill's complaint under the Residential Rehabilitation Assistance Programme. In attendance at the meeting was the Mayor, Alderman M. Kiss and Mr. D. Carson. The Mayor requested that this matter again be discussed by the Planning and Development Committee at their next regular meeting.

It should be noted that this matter has already been discussed by the Planning and Development Committee on two (2) different occasions, however the Mayor and the Alderman wish to re-open discussions. The undersigned therefore requests that you place this matter on the Planning and Development Committee's agenda as soon as possible.



Acting Director of
Community Development

JHR:hm

c.c. His Worship Mayor R. Morrow

c.c. Mr. D. Carson

c.c. Alderman M. Kiss

46

F O R A C T I O N

FROM Mr. J. H. Robinson, Acting Director of
Community Development **DATE** 1986 August 27

TO Planning and Development Committee **Refer To File No.** 810-0010

Attention Of _____

Your File No. _____

SUBJECT

Ontario Neighbourhood Improvement Programme (O.N.I.P.),
Beasley Neighbourhood; and, Allocation for Fiscal Funding
Years 1989 to 1991 (Capital Budget).

RECOMMENDATION

- (i) That, the proposed 'Beasley Community Improvement Project Area', as per the attached Schedule, be the City of Hamilton's 1990-1991 area for the implementation of the Ontario Neighbourhood Improvement Programme (O.N.I.P.);
- (ii) That, provision be made in the 1987-1991 Capital Budget for the implementation of the O.N.I.P. in the Beasley Neighbourhood at a gross cost of one million dollars (\$1,000,000.); and,
- (iii) That, the Director of Community Development be hereby authorized and directed to make application, to The Ministry of Municipal Affairs and Housing, seeking a grant in the amount of five hundred thousand dollars (\$500,000.) to assist in financing the cost of implementing the O.N.I.P. in the Beasley neighbourhood.

NOTE: Formal designation of Beasley, as a 'Community Improvement Project Area', will be subsequently recommended to Council at such time as The City's submission to The Province is successful.

BACKGROUND

At its meeting held 1986 August 19, the Parks Sub-Committee reviewed the needs of the Municipality's neighbourhoods, based on research provided by the Planning and Development Department.

Presently, Corktown-Stinson is proposed for implementation in 1987 and 1988, Crown Point West, for planning and implementation from 1988 to 1990 and the Beasley neighbourhood from 1989 to 1991.

4(c)

F O R A C T I O N

FROM Mr. J. H. Robinson, Acting Director
of Community Development **DATE** 1986 September 03

TO Planning and Development Committee **Refer To File No.** 800-0402

Attention Of _____

Your File No. _____

SUBJECT

Industrial Revitalization Programme

RECOMMENDATION

- i) That provision be made in the 1987-1991 Capital Budget for renewal of infrastructure, hard services and limited acquisition in Hamilton's older industrial areas including the provision of improved buffer treatment between existing residential and industrial areas at an estimated gross cost of \$2,000,000. (subject to Provincial contribution of 50% of gross cost); and,
- ii) That, the Director of Community Development be hereby authorized and directed to make application to The Ministry of Municipal Affairs, Province of Ontario, seeking financial assistance of up to \$1,000,000. pursuant to the provision of the newly announced umbrella "PRIDE Programme".

Note: A staff Committee comprised of representatives from the City's Community Development and Real Estate Departments, the Region's Planning and Development and the Economic Development Departments have been meeting on an ongoing basis with representatives from the Ministry of Municipal Affairs, Province of Ontario to discuss implementation of the above programme which will be under the PRIDE Programme covering all aspects of C.A.I.P. and O.N.I.P. inclusive.

BACKGROUND

On 1986, July 22 staff from the Department of Community Development were approached by representatives from the Ministry of Municipal Affairs, Province of Ontario to discuss a new funding programme that would be announced in the near future.

This programme, geared towards the older industrial areas of the City, will address improvements to publicly and privately owned property such as: new roads, sidewalks, better parking facilities, limited acquisition of non-conforming uses to provide room for industrial expansion etc.

BACKGROUND:..... continued

The City's Real Estate and Community Development Departments, in co-ordination with the Region's Economic Development and Planning Dept's. will be compiling pertinent background documentation to ascertain the needs of the industrial areas. At such time as this information has been gathered and reviewed, the Department of Community Development will come back to the Planning and Development Committee with a more specific recommendation concerning expenditures. the Department has requested \$100,000. for 1987 in the 1987-1991 Capital Budget with the balance being spent over the ensuing three years. It should be noted that the Municipal commitment is subject to Provincial approval of the City's application.

4(d)

F O R A C T I O N

FROM Mr. J. H. Robinson, Acting Director
Community Development

DATE 1986 September 02

TO Planning and Development Committee

Refer To File No. 800-0014.1

Attention Of _____

Your File No. _____

SUBJECT

Business Improvement Area (B.I.A.) Funding Programme/Commercial Improvement Programme; Provision in the 1987-1991 Capital Budget.

RECOMMENDATION

That, the Department of Community Development be directed to include an amount of five hundred thousand dollars (\$500,000.) per year, for the next five (5) years (total cost 2.5 million dollars) in the 1987-1991 Capital Budget for the implementation of streetscape improvements within Business Improvement Area's (B.I.A.'s) based on physical and aesthetic needs.

[Handwritten signature]

BACKGROUND

At the request of the Planning and Development Committee at its meeting held 1986, August 13, the Department of Community Development has investigated further, the issue of major streetscape rehabilitation within the Business Improvement Area's (B.I.A.'s) since these B.I.A.'s have, on a number of occasions requested Municipal financial contributions. The attached document outlines the existing Business Improvement Area's (B.I.A.'s), their present street and road conditions, possible improvements to each, along with suggestions for funding.

The Department of Community Development wishes to suggest that each Business Improvement Area (B.I.A.) should provide at their expense a background study document which would be submitted to the City and forwarded to the Planning and Development Committee. A separate review process including a recommendation from the Department of Community Development would be made to the Planning and Development Committee prior to each funding year. In order to possibly qualify for other sources of Government Funding the application from the Business Improvement Area (B.I.A.) must be received prior to August 31 of each year. The Provincial funding for use in 1987 has been allocated therefore, the above time restraints do apply until 1987, August 01.

continued.....

Implementation of the recommendation outlined in the study document may require phasing over a number of years, particularly since some of these projects may exceed the yearly Capital Budget allotment.

The Commercial Improvement Programme should not infringe on the Reconstruction/Resurfacing Schedule that is the responsibility of the Region's Transportation Department. Timeliness is of utmost importance in order to co-ordinate these two (2) programmes when necessary. Subject to funding, potential B.I.A.'s (such as those identified by the attached document) should be ensconced in the Commercial Improvement Programme at such time as they are designated by By-law as a Business Improvement Area (B.I.A.).

THE BUSINESS IMPROVEMENT AREA

(B.I.A.)

PROGRAMME

IN THE CITY OF HAMILTON

DEPARTMENT OF COMMUNITY DEVELOPMENT

1986 AUGUST

S. RENSHAW

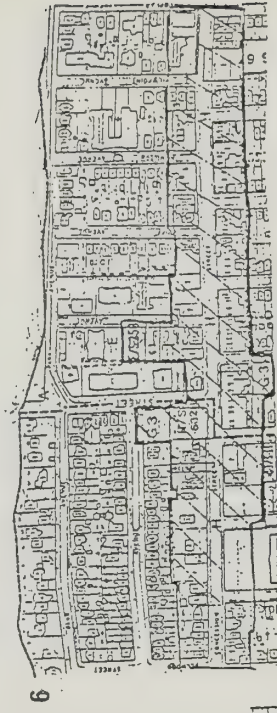
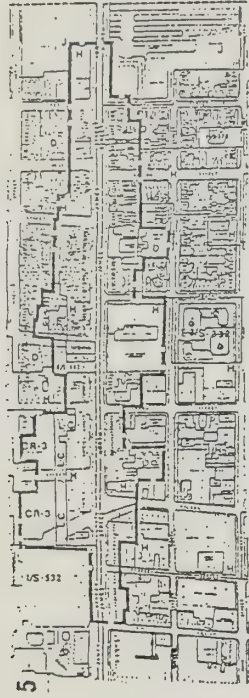
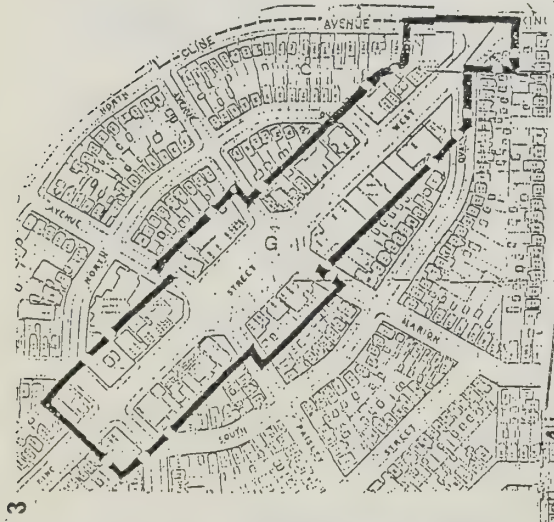
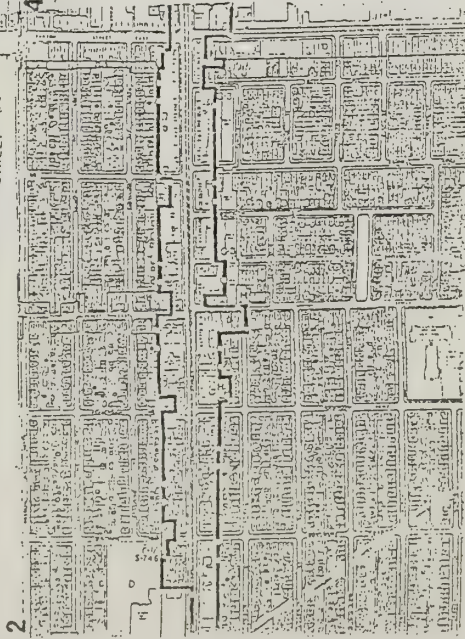
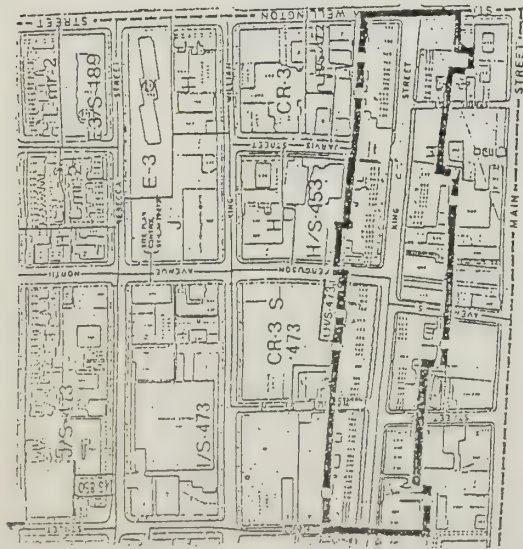
I N D E X

WHAT IS A B.I.A.?	1
MAP OF B.I.A.'S	2
EXISTING B.I.A.'S AND PRIORITIES	3
B.I.A. ROAD CONSTRUCTION	4
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WHAT IS A B.I.A.?

THE B.I.A. OR BUSINESS IMPROVEMENT AREA IS A BUSINESS COMMUNITY DESIGNATED BY CITY COUNCIL, UNDER JURISDICTION OF SECTION 217 OF THE MUNICIPAL ACT. LOCAL BUSINESS AND RETAIL DISTRICTS ARE THUS PROVIDED WITH THE NECESSARY LEGISLATION TO PROMOTE AND UPGRADE MUNICIPALLY OWNED LANDS IN THEIR COMMERCIAL AREAS. EACH B.I.A. MUST HAVE AN EXECUTIVE BOARD. ACCORDING TO THE MUNICIPAL ACT, AT LEAST ONE WARD ALDERMAN IS A MEMBER. IT IS THE CITY OF HAMILTON'S PRACTISE TO HAVE REPRESENTATION BY ALL AFFECTED WARD ALDERMEN.

THE OFFICIAL PLAN STATES, "IT IS THE GENERAL INTENT OF THE PLAN THAT COMMERCIAL DEVELOPMENT OCCUR IN AN ORDERLY MANNER, CONSISTENT WITH THE NEEDS OF THE COMMUNITY. THE PLAN PROMOTES A HEIRARCHY OF COMMERCIAL CATEGORIES TO BEST SERVE THE RESIDENTS OF THE CITY, AND TO RECOGNIZE AND ACCOMMODATE THE LOCATIONAL, TRADE AREA OR SPECIAL REQUIREMENTS OF BUSINESSES OF VARYING SIZE AND FUNCTION. THE PLAN PROMOTES A HIGH AESTHETIC QUALITY IN ALL COMMERCIAL AREAS AND ENDEAVOURS TO MINIMIZE THEIR IMPACTS ON ADJACENT LAND USES, MOST IMPORTANTLY, RESIDENTIAL USES."



LEGEND

Area	Number of persons	1986 TOTAL BUDGET
1. International Village	106	\$60,000
2. Ottawa Street	154	\$75,000
3. Westdale	82	\$12,000
4. Downtown Promenade	263	\$125,000
5. Jamesville	195	\$49,000
6. Concession Street	101	\$12,000

EXISTING B.I.A.'S AND PRIORITIES:

THE CITY OF HAMILTON NOW HAS SIX B.I.A.'S ALL OF WHICH ARE IN THE PROCESS OF BECOMING COMMUNITY IMPROVEMENT PROJECT AREAS. THESE ARE: 1) INTERNATIONAL VILLAGE, 2) OTTAWA STREET, 3) WESTDALE, 4) DOWNTOWN PROMENADE, 5) JAMESVILLE AND 6) CONCESSION STREET. THE "CENTRAL POLICY AREA", WITH RESPECT TO THE OFFICIAL PLAN INCLUDES JAMESVILLE, DOWNTOWN PROMENADE AND INTERNATIONAL VILLAGE B.I.A.'S. THE OFFICIAL PLAN STATES "THE CENTRAL POLICY AREA IS RECOGNIZED AS THE HIGHEST LEVEL IN THE COMMERCIAL HEIRARCHY AND IS PROMOTED AS THE PRINCIPAL RETAIL CENTRE FOR BOTH THE CITY AND THE REGION, OFFERING THE WIDEST RANGE OF GOODS AND SERVICES". "FURTHER, THE PLAN PROMOTES SHOPPING CENTRES OF VARYING SIZES, RANGING FROM SUB REGIONAL SHOPPING CENTRES DOWN TO THE SMALLER NEIGHBOURHOOD SHOPPING CENTRES".

AMONG THE CONCERNS OF THE B.I.A.'S I.E., GRANTS TO HIRE STAFF, PARKING, SECURITY, LIGHTING, BEAUTIFICATION, KIOSKS OR INFORMATION BOARDS AND THE COMMERCIAL FACADE LOAN PROGRAMME (REFER TO APPENDIX 'A') THE PREDOMINANT ISSUE IS PARKING. THE OFFICIAL PLAN STATES, "IT IS INTENDED THAT ALL COMMERCIAL AREAS BE READILY AND SAFELY ACCESSIBLE AND BE PROVIDED WITH ADEQUATE PARKING AND LOADING FACILITIES". SINCE MANY OF THE B.I.A. PARKING AREAS ARE CLOSE TO RESIDENTIAL AREAS, BUFFER TREATMENTS AND PARKING GO HAND-IN-HAND. THE OFFICIAL PLAN STATES, "ACCESS DRIVE AND PARKING WILL BE SCREENED AND/OR BUFFERED SUCH THAT NOISE, LIGHT OR UNDESIRABLE VISUAL IMPACTS EMANATING FROM NEIGHBOURING COMMERCIAL USE ARE MITIGATED". FOR THOSE B.I.A.'S WHICH HAVEN'T HAD ANY PHYSICAL IMPROVEMENTS DONE, IN TERMS OF BEAUTIFICATION, THIS IS THEIR NEXT PRIORITY .

B.I.A. ROAD CONSTRUCTION:

MANY OF THE B.I.A.'S HAVE PARKING AND BEAUTIFICATION SLOTTED IN THE TOP POSITIONS ON THEIR LIST OF PRIORITIES. ROADS AND SIDEWALKS ARE AN EXTENSION OF THIS. APPENDIX 'B' ILLUSTRATES THE VARYING NEEDS OF THE B.I.A.'S BASED UPON CURRENT COMPLETED CONSTRUCTION.

PHYSICAL OBSERVATION AND FUTURE TRENDS:

STAFF OF COMMUNITY DEVELOPMENT, IN TOURING THE B.I.A.'S TO TAKE A PHYSICAL INVENTORY OF WHAT WAS PRESENT, FUTURE NEEDS AND IMPROVEMENTS WERE CONSIDERED. POSSIBLE UPCOMING NEEDS COULD BE AS FOLLOWS:

INTERNATIONAL VILLAGE B.I.A. (GENERALLY, BOUNDARIES ARE KING STREET EAST BETWEEN WELLINGTON AND MARY STREETS INCLUDING 16 JARVIS STREET):

- FACADE IMPROVEMENTS
- CLEAN UP OF STREETS AND SIDEWALKS
- PROVISION OF MORE BENCHES
- RESURFACE ROAD
- BUFFER TREATMENT FOR EXISTING PRIVATE AND PUBLIC PARKING LOTS INCLUDING VISIBLE SIGNAGE
- SOMETHING SHOULD BE DONE WITH UNUSED, OLD, RUNDOWN VACANT BUILDINGS
- MINI PARKETTE AREA (E.G. WELLINGTON PARK)
- "OLDE KING STREET EAST" DECORATIVE PLAQUES INSTALLED
- REMOVE OLD OBTRUSIVE STORE SIGNAGE

DOWNTOWN PROMENADE B.I.A. (GENERALLY, BOUNDARIES ARE KING STREET EAST FROM JAMES TO MARY STREETS INCLUDING PART OF MAIN STREET, HUGHSON STREET, KING WILLIAM, JOHN AND CATHARINE STREETS):

- GENERAL CLEAN-UP OF AREA
- INTEGRATION OF BUS SHELTERS AT STRATEGIC LOCATIONS
- REVIEW OF STREET CLOSING FOR PEDESTRIAN MALLS
- REMOVE "STOP" LIGHTS ON KING STREET AND IMPROVE PEDESTRIAN SAFETY AND TRAFFIC FLOW I.E., INSTALL BRIDGE WALKWAY

JAMESVILLE B.I.A. (GENERALLY, BOUNDARIES ARE JAMES STREET NORTH, KING WILLIAM TO MURRAY STREET):

- GENERAL CLEAN-UP OF AREA - I.E., STREETS, ROADS, REMOVE LITTER, WASH AREA
- RENEWAL OF SIDEWALK SURFACE
- PROVISION OF BANNERS (APPROVED BY CITY COUNCIL 1986 MAY 27, ELEVENTH PLANNING AND DEVELOPMENT COMMITTEE REPORT FOR 1986)
- INSTALL PLANTS AND FLOWER POTS
- INSTALL CORNER PARKETTE
- INSTALL BENCHES
- INSTALL LITTER CONTAINERS
- REMOVE OLD POLES AND HAVE NEW TRILIGHT POLES
- REMOVE OVERHEAD WIRING (INSTALLED UNDERGROUND)
- INCREASE OFF-STREET PARKING AND/OR VISIBILITY OF PARKING
- BUFFER TREATMENTS FOR PARKING LOTS
- FACADE IMPROVEMENTS
- ENCOURAGE RESTORATION OF HERITAGE FEATURES
- IMPROVEMENT OF STORE SIGNAGE
- * MANY OF THESE CONCERNS COULD BE FEATURED IN PHASE V OF THE DOWNTOWN ACTION PLAN

OTTAWA STREET B.I.A. (GENERALLY, BOUNDARIES ARE OTTAWA STREET NORTH, MAIN STREET TO BARTON STREET):

- INSTALL BANNERS
- RESURFACE ROAD
- INSTALL NEW SIDEWALKS WITH BRICK WORK
- INSTALL FLOWER POTS
- INCREASE NUMBER OF LITTER CONTAINERS
- REMOVE OVERHEAD WIRING (INSTALL UNDERGROUND)
- INSTALL NEW LIGHT FIXTURES AND POLES TO COMPLIMENT AREA
- INSTALL LONG PLEXIGLASS AWNING ON BOTH SIDES OF OTTAWA STREET WITH MUSIC PIPED IN
- BUFFER EXISTING PARKING LOTS
- INSTALL BUS SHELTERS - PLEXIGLASS
- GENERAL CLEAN-UP OF AREA, I.E. WASH STREET AND SIDEWALKS
- FACADE IMPROVEMENTS

CONCESSION STREET B.I.A. (GENERALLY, BOUNDARIES ARE CONCESSION STREET, BELWOOD STREET TO POPLAR AVENUE):

- INCREASE NUMBER OF LITTER CONTAINERS ON ONE SIDE OF THE STREET
- RESURFACE THE ROAD
- INSTALL AWNINGS IN THE COLOURS OF THE B.I.A. LOGO
- INSTALL MORE TREES AND FLOWERS
- REMOVE OVERHEAD WIRING (INSTALL UNDERGROUND)
- INCREASE "OLD FASHIONED POST LIGHTING"
- INCREASE PARKING - OFF STREET
- BUFFER EXISTING PARKING LOTS
- INSTALL PLEXIGLASS BUS SHELTERS TO COMPLIMENT AREA

WESTDALE VILLAGE B.I.A. (GENERALLY, BOUNDARIES ARE KING STREET WEST, CLINE STREET TO STERLING STREET):

- INSTALL BANNERS
- REMOVE WIRING OVERHEAD AND INSTALL UNDERGROUND
- INSTALL NEW LIGHTING CONSISTENT WITH "VILLAGE" CONCEPT
- INCREASE SHRUBS AND FLOWERS
- INSTALL PLEXIGLASS BUS SHELTERS OR SOMETHING TO COMPLIMENT AREA
- BUFFER EXISTING PARKING LOTS IN ARCADE AREA
- REMOVE STREET PARKING METERS
- INCREASE PARKING LOTS
- INSTALL CORNER PARKETTES AT ARCADE INTERSECTIONS
- INSTALL BENCHES
- INSTALL LITTER CONTAINERS
- "WESTDALE VILLAGE" DIRECTIONAL SIGNAGE INTO THE AREA FROM KING AND MAIN STREETS TO BE INSTALLED

FUNDING

THERE ARE MANY FACTORS TO CONSIDER WHEN SETTING A PRIORITY SYSTEM TO ASSIST THE B.I.A.'S IN FINANCIAL TERMS. THE FOLLOWING MAY NEED TO BE ADDRESSED:

- SHOULD FUNDING BE ALLOCATED BASED ON THE AGE OF THE B.I.A. I.E. OLDEST FIRST (IN WHICH CASE INTERNATIONAL VILLAGE IS THE OLDEST WITH CONCESSION STREET AND DOWNTOWN PROMENADE TO FOLLOW, THEN JAMESVILLE AND THE YOUNGEST BEING WESTDALE AND OTTAWA STREET) OR THE AGE OF THE COMMERCIAL AREA?
- SHOULD FUNDING FOR SOFT SURFACES BE ON A 75 /25 BASIS WITH AN AGREEMENT BETWEEN THE CITY AND THE B.I.A.? (HARD SURFACES - CITY/REGION RESPONSIBILITY)
- SHOULD THE CITY REQUEST A STUDY PLAN FROM THE B.I.A. AS PART OF THEIR CONTRIBUTION?
- SHOULD THE CITY ADDRESS ACCORDING TO THE PRIORITY GIVEN TO NEEDS ASSESSED I.E. ROAD AND SIDEWALK SERVICES COMPLETED THEN CONSIDER BEAUTIFICATION?
- SHOULD EACH B.I.A. BE GRANTED "X" NUMBER OF DOLLARS BASED ON THEIR SIZE AND ALLOW THEM TO SPEND IT BASED ON THEIR OWN SET OF PRIORITIES?
- INTERNATIONAL VILLAGE, JAMESVILLE AND DOWNTOWN PROMENADE B.I.A.'S HAVE BEEN GIVEN PRIORITY SINCE THEY ARE IN THE "CENTRAL POLICY AREA"

POTENTIAL B.I.A.'s:

THE CITY OF HAMILTON HAS UNDERGONE EXTENSIVE REDEVELOPMENT IN THE PAST FEW YEARS. AS A RESULT, BUSINESS ASSOCIATIONS HAVE AN INCREASED DESIRE TO BETTER THEIR OWN COMMERCIAL AREAS. THIS DISPLAYS ITSELF IN HAMILTON'S SIX B.I.A.'S AND FOUR POTENTIAL B.I.A.'S THESE FOUR BEING JAMES STREET SOUTH, BARTON STREET, HESS VILLAGE AND LOCKE STREET.

PRESENTLY, JAMES STREET SOUTH AND BARTON STREET HAVE CONTACTED THE DEPARTMENT OF COMMUNITY DEVELOPMENT FOR INFORMATION TO FORM A B.I.A. IN THEIR AREA. HESS VILLAGE MERCHANTS HAVE MET WITH STAFF FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT BUT NO DECISION HAS BEEN MADE, ON THE PART OF THE MERCHANTS, WHETHER TO FORM A B.I.A. OR NOT. LOCKE STREET, PREVIOUSLY, TRIED TO FORM A B.I.A. BUT DUE TO SUFFICIENT OBJECTIONS FROM MERCHANTS IN THE AREA, THE B.I.A. COULD NOT BE ADOPTED. THERE MAY BE A REKINDLING ATTEMPT TO FORM A B.I.A. IN THE FUTURE.

OTHER TRADITIONAL BUSINESS AREAS LACKING ASSISTANCE AND MUNICIPAL RECOGNITION AS A VIABLE AREA MAY INCLUDE KENILWORTH AVENUE, UPPER JAMES NORTH OF FENNEL, PARKDALE AVENUE AND MAIN STREET WEST OF COOTES DRIVE.

SUMMARY

IN CONSIDERING THE AFOREMENTIONED, LARGE PROJECTS MAY NEED TO BE "PHASED IN" DUE TO THE COST AND WORK TO BE DONE. ROAD AND SIDEWALK RENEWAL COULD BE ABSORBED BY THE ENGINEERING DEPARTMENT I.E., THEIR ROAD RESURFACING SCHEDULE. THE APPROXIMATE COST FOR ROAD AND CURB RECONSTRUCTION, BASED ON FOUR LANE ROADS, WOULD BE \$270. TO \$300./LINEAR FOOT.

AESTHETIC IMPROVEMENTS COULD RANGE IN COST FROM \$0.00 - \$500.00 LINEAR FOOT.

THE TERM LINEAR METRE DENOTES ONE METRE IN LENGTH, BUT INCLUDES THE ENTIRE ROAD/SIDEWALK.

A P P E N D I X ' A '

<u>B.I.A.</u>	<u>CONCERN IDENTIFIED BY B.I.A.</u>	<u>PRIORITY</u>
INTERNATIONAL VILLAGE	PARKING	1
	GRANTS TO HIRE STAFF	2
	LIGHTING	3
	BEAUTIFICATION	4
	INFORMATION BOARDS	5
	SECURITY	6
	FACADE LOAN PROGRAMME	7
OTTAWA STREET	PARKING	1
	BEAUTIFICATION	2
	SECURITY	3
	GRANTS TO HIRE STAFF	4
	FACADE LOAN PROGRAMME	5
	LIGHTING	6
	INFORMATION BOARDS	7
WESTDALE VILLAGE	PARKING	1
	BEAUTIFICATION	2
	LIGHTING	3
	SECURITY	4
	FACADE LOAN PROGRAMME	5
	GRANTS TO HIRE STAFF	6
	INFORMATION BOARDS	7

APPENDIX 'A' CONTINUED

B.I.A.	CONCERN IDENTIFIED BY B.I.A.	PRIORITY
DOWNTOWN	PARKING	1
PROMENADE	SECURITY	2
	FACADE LOAN PROGRAMME	3
	LIGHTING	4
	INFORMATION BOARDS	5
	BEAUTIFICATION	6
	GRANTS TO HIRE STAFF	7
JAMESVILLE	BEAUTIFICATION	1
	LIGHTING	2
	PARKING	3
	SECURITY	4
	FACADE LOAN PROGRAMME	5
	GRANTS TO HIRE STAFF	6
	INFORMATION BOARDS	7
CONCESSION	PARKING	1
STREET	GRANTS TO HIRE STAFF	2
	FACADE LOAN PROGRAMME	3
	LIGHTING	4
	SECURITY	5
	BEAUTIFICATION	6
	INFORMATION BOARDS	7

A P P E N D I X " B "

AREA B.I.A.	SIDEWALK	ROAD
INTERNATIONAL VILLAGE - KING STREET EAST BETWEEN MARY AND WELLINGTON STS. - JARVIS ST.	1985 1976	1969 1976
OTTAWA STREET - OTTAWA STREET BETWEEN MAIN AND BARTON STREETS	1960	1960
WESTDALE VILLAGE - KING STREET WEST EAST LEG OF CLINE TO STERLING STREET	1986	1986
DOWNTOWN PROMENADE - KING ST. E., JAMES TO MARY ST. - KING WILLIAM, JAMES TO MARY ST. - KING WILLIAM JAMES TO JOHN - KING WILLIAM JOHN TO CATHARINE - MAIN ST. E., JAMES TO JOHN - HUGHSON ST. (MAIN TO KING) - HUGHSON ST. (KING TO KING WILLIAM) - CATHARINE ST.	1984 1984 1985 1986 1973 1986 1978 1986	1969 1957 1957 1986 1973 1969 1978 1986

APPENDIX 'B' CONTINUED

AREA B.I.A.	SIDEWALK	ROAD
JAMESVILLE - JAMES ST. - VINE TO MURRAY STREET	1964	1973
CONCESSION STREET - CONCESSION ST. - POPLAR TO BELWOOD ST.	1986	1969

E. W. KOWALSKI
DIRECTOR

REFER TO FILE NO. 32-0001

MEMORANDUM

YOUR FILE NO. 4(e)

DEPARTMENT OF COMMUNITY DEVELOPMENT

P.O. BOX 2040
HAMILTON, ONTARIO
L8N 3T4

DATE: 1986 September 04

MEMO TO: Mr. J. Thompson, Secretary,
Planning and Development Committee

FROM: Mr. J. H. Robinson

SUBJECT: 1987-1991 Capital Budget

Enclosed is the Department of Community Development's 1987-1991
Capital Budget submission.



Acting Director of
Community Development

JHR:hm

Encl.

City of Hamilton
Treasury

1987-1991 CAPITAL BUDGET
INDIVIDUAL CAPITAL PROJECT SUBMISSION FORM

1. DEPARTMENT/LOCAL BOARD Community Development
2. (a) PROJECT NUMBER 33002-E
(b) PROJECT NAME Downtown Action Plan - Phase IV
3. DETAILED DESCRIPTION, STATING PURPOSE, TYPE OF PROJECT, LOCATION, ETC.
Renewal of Municipal infrastructure within the Study Area of
the Downtown Hamilton Action Plan: Surface renewal and illumination
of alleyways, service lanes and parking lots within the entire area -
generally, James to Wellington between Main, and King William
Street, initiated by a feasibility and implementation study authorized
by City Council, 1986 August 26 (Sixteenth Report of the Planning
and Development Committee for 1986, Section 20).
4. (a) PROJECT STARTING DATE 1987
(b) PROJECT FINISHING DATE 1988
(c) YEAR ONTARIO MUNICIPAL BOARD APPROVAL REQUIRED 1987
5. (a) GROSS COST OF PROJECT \$ 1,429,000.
(b) SUBSIDIES AND OTHER RECEIPTS \$ Ø
(c) CITY'S COST \$ 1,429,000.
6. (a) YEAR OF EXPENDITURE - 1987 \$ 700,000. NO. OF PERSON YEARS CREATED 21.00
- 1988 \$ 729,000. 21.87
- 1989 \$
- 1990 \$
- 1991 \$
- 1992 AND AFTER \$
- (b) TOTAL NUMBER OF PERSON YEARS CREATED 42.87
7. ADDITIONAL JOBS TO BE CREATED BY THE PROJECT 71.45
8. ANNUAL OPERATING COST
- | DESCRIPTION | AMOUNT |
|-------------------|-------------|
| Labour | \$ |
| Supplies | |
| Light, Heat, Etc. | |
| Other | |
| TOTAL | \$ <u>Ø</u> |
9. EFFECT OF REDUCTION IN COST, DELAY OR ELIMINATION BY CAPITAL BUDGET COMMITTEE OR CITY COUNCIL
Further deterioration of Municipal infrastructure within
Central Business District (C.B.D.).

City of Hamilton
Treasury

1987-1991 CAPITAL BUDGET
INDIVIDUAL CAPITAL PROJECT SUBMISSION FORM

1. DEPARTMENT/LOCAL BOARD Community Development
2. (a) PROJECT NUMBER 37003
(b) PROJECT NAME Downtown Action Plan - C.I.B.C.
3. DETAILED DESCRIPTION, STATING PURPOSE, TYPE OF PROJECT, LOCATION, ETC.
Renewal of Municipal infrastructure (e.g., sidewalks, lighting,
street planting, litter containers, underground services)
on King and James Streets adjacent to C.I.B.C. (Phase I)
development.
4. (a) PROJECT STARTING DATE 1987
(b) PROJECT FINISHING DATE 1987
(c) YEAR ONTARIO MUNICIPAL BOARD APPROVAL REQUIRED 1987
5. (a) GROSS COST OF PROJECT \$ 80,000.
(b) SUBSIDIES AND OTHER RECEIPTS \$ 0
(c) CITY'S COST \$ 80,000.
6. (a) YEAR OF EXPENDITURE - 1987 \$ 80,000. NO. OF PERSON
YEARS CREATED 2.4
- 1988 \$ _____
- 1989 \$ _____
- 1990 \$ _____
- 1991 \$ _____
- 1992 AND AFTER \$ _____
- (b) TOTAL NUMBER OF PERSON YEARS CREATED 2.4
7. ADDITIONAL JOBS TO BE CREATED BY THE PROJECT 4
8. ANNUAL OPERATING COST
- | DESCRIPTION | AMOUNT |
|-------------------|-------------|
| Labour | \$ <u>0</u> |
| Supplies | |
| Light, Heat, Etc. | |
| Other | |
| TOTAL | \$ <u>0</u> |
9. EFFECT OF REDUCTION IN COST, DELAY OR ELIMINATION BY CAPITAL BUDGET
COMMITTEE OR CITY COUNCIL
Renewal of Municipal infrastructure will not coincide with
completion of C.I.B.C. (Phase I) development.

City of Hamilton
Treasury

1987-1991 CAPITAL BUDGET
INDIVIDUAL CAPITAL PROJECT SUBMISSION FORM

1. DEPARTMENT/LOCAL BOARD Community Development
2. (a) PROJECT NUMBER _____
(b) PROJECT NAME Beasley Ontario Neighbourhood Improvement Programme
3. DETAILED DESCRIPTION, STATING PURPOSE, TYPE OF PROJECT, LOCATION, ETC.
Renewal of both "hard" and "soft" Municipal infrastructure within the next - priority residential neighbourhood; the ranking of which was established by the Parks Sub-Committee.

4. (a) PROJECT STARTING DATE 1989
(b) PROJECT FINISHING DATE 1992
(c) YEAR ONTARIO MUNICIPAL BOARD APPROVAL REQUIRED 1988
5. (a) GROSS COST OF PROJECT \$ 1,000,000.
(b) SUBSIDIES AND OTHER RECEIPTS \$ 500,000. Ministry of Municipal Affairs (ONIP)
(c) CITY'S COST \$ 500,000.
6. (a) YEAR OF EXPENDITURE - 1987 \$ _____ NO. OF PERSON YEARS CREATED _____
- 1988 \$ _____ _____
- 1989 \$ 100,000. 3
- 1990 \$ 200,000. 13
- 1991 \$ 200,000. 13
- 1992 AND AFTER \$ _____ _____
- (b) TOTAL NUMBER OF PERSON YEARS CREATED 29
=====
7. ADDITIONAL JOBS TO BE CREATED BY THE PROJECT 50
8. ANNUAL OPERATING COST
- | DESCRIPTION | AMOUNT |
|-------------------|--------------------|
| Labour | \$ _____ |
| Supplies | _____ |
| Light, Heat, Etc. | _____ |
| Other | _____ |
| TOTAL | \$ <u>10,000.*</u> |
- *Estimate by Public Works Department - Parks Division
9. EFFECT OF REDUCTION IN COST, DELAY OR ELIMINATION BY CAPITAL BUDGET COMMITTEE OR CITY COUNCIL
Further deterioration of the Neighbourhood social and recreational facilities. Priority-One-Park remains undeveloped

City of Hamilton
Treasury

1987-1991 CAPITAL BUDGET
INDIVIDUAL CAPITAL PROJECT SUBMISSION FORM

1. DEPARTMENT/LOCAL BOARD Community Development
2. (a) PROJECT NUMBER E 380005
- (b) PROJECT NAME Ontario Neighbourhood Improvement Programme - Crown Point West

3. DETAILED DESCRIPTION, STATING PURPOSE, TYPE OF PROJECT, LOCATION, ETC.

Renewal of both "hard" and "soft" Municipal infrastructure within the next-priority residential neighbourhood following

Corktown-Stinson; the ranking of which was concurred in by The Planning and Development Committee.

4. (a) PROJECT STARTING DATE 1988
- (b) PROJECT FINISHING DATE 1991
- (c) YEAR ONTARIO MUNICIPAL BOARD APPROVAL REQUIRED 1987

5. (a) GROSS COST OF PROJECT \$ 1,000,000.
- (b) SUBSIDIES AND OTHER RECEIPTS \$ 500,000.(P) Ministry of Municipal Affairs (ONIP)
- (c) CITY'S COST \$ 500,000.

			NO. OF PERSON YEARS CREATED
6. (a) YEAR OF EXPENDITURE - 1987	\$		
- 1988	\$	<u>100,000.</u>	<u>3</u>
- 1989	\$	<u>200,000.</u>	<u>13</u>
- 1990	\$	<u>200,000.</u>	<u>13</u>
- 1991	\$	<u>-</u>	
- 1992 AND AFTER	\$	<u>-</u>	

(b) TOTAL NUMBER OF PERSON YEARS CREATED 29

7. ADDITIONAL JOBS TO BE CREATED BY THE PROJECT 50

8. ANNUAL OPERATING COST

DESCRIPTION	AMOUNT
Labour	\$
Supplies	
Light, Heat, Etc.	
Other	
TOTAL	\$ <u>12,000. *</u>

* Estimate of Public Works Department - Parks Division

9. EFFECT OF REDUCTION IN COST, DELAY OR ELIMINATION BY CAPITAL BUDGET COMMITTEE OR CITY COUNCIL

Further deterioration of neighbourhood facilities

Priority-One-Park remains undeveloped

City of Hamilton
Treasury

1987-1991 CAPITAL BUDGET
INDIVIDUAL CAPITAL PROJECT SUBMISSION FORM

1. DEPARTMENT/LOCAL BOARD Community Development
2. (a) PROJECT NUMBER D 37004
(b) PROJECT NAME Ontario Neighbourhood Improvement
Programme - Corktown/Stinson
3. DETAILED DESCRIPTION, STATING PURPOSE, TYPE OF PROJECT, LOCATION, ETC.
Renewal of both "hard" and "soft" Municipal infrastructure
within the next - priority residential neighbourhood; the
ranking of which was concurred by the Planning and Development
Committee.
4. (a) PROJECT STARTING DATE 1987
(b) PROJECT FINISHING DATE 1990
(c) YEAR ONTARIO MUNICIPAL BOARD APPROVAL REQUIRED 1987
5. (a) GROSS COST OF PROJECT \$ 900,000.
(b) SUBSIDIES AND OTHER RECEIPTS \$ 450,000. (P)
(c) CITY'S COST \$ 450,000.
6. (a) YEAR OF EXPENDITURE - 1987 \$ 200,000. NO. OF PERSON
YEARS CREATED 12
- 1988 \$ 250,000. 14
- 1989 \$
- 1990 \$
- 1991 \$
- 1992 AND AFTER \$
26
(b) TOTAL NUMBER OF PERSON YEARS CREATED *****
7. ADDITIONAL JOBS TO BE CREATED BY THE PROJECT 40
8. ANNUAL OPERATING COST
- | DESCRIPTION | AMOUNT |
|-------------------|--------------------|
| Labour | \$ |
| Supplies | |
| Light, Heat, Etc. | |
| Other | |
| TOTAL | \$ <u>17,300.*</u> |
- *Estimate of Public Works Department - Parks Division *****
9. EFFECT OF REDUCTION IN COST, DELAY OR ELIMINATION BY CAPITAL BUDGET
COMMITTEE OR CITY COUNCIL
Further deterioration of neighbourhoof facilities,
Priority-One-Park remains undeveloped.

1987-1991 CAPITAL BUDGET
INDIVIDUAL CAPITAL PROJECT SUBMISSION FORM

1. DEPARTMENT/LOCAL BOARD Community Development
2. (a) PROJECT NUMBER _____
- (b) PROJECT NAME Commercial Improvement Programme

3. DETAILED DESCRIPTION, STATING PURPOSE, TYPE OF PROJECT, LOCATION, ETC.
Funding available to provide for ongoing renewal of existing
streetscapes within Business Improvement Areas such as burial
of overhead plant, new sidewalks, trees, benches, banners,
waste receptacles etc. This, and the Facade Loan Programme
will encourage business groups to organize into B.I.A.'s
and jointly promote themselves as competitive shopping areas.

4. (a) PROJECT STARTING DATE 1987
- (b) PROJECT FINISHING DATE 1991
- (c) YEAR ONTARIO MUNICIPAL BOARD APPROVAL REQUIRED _____

5. (a) GROSS COST OF PROJECT \$ 2,500,000.
- (b) SUBSIDIES AND OTHER RECEIPTS \$ _____
- (c) CITY'S COST \$ 2,500,000.

			NO. OF PERSON YEARS CREATED
6. (a) YEAR OF EXPENDITURE - 1987	\$	500,000.	11
- 1988	\$	500,000.	11
- 1989	\$	500,000.	11
- 1990	\$	500,000.	11
- 1991	\$	500,000.	11
- 1992 AND AFTER	\$		

(b) TOTAL NUMBER OF PERSON YEARS CREATED

7. ADDITIONAL JOBS TO BE CREATED BY THE PROJECT _____

8. ANNUAL OPERATING COST

DESCRIPTION	AMOUNT
Labour	\$
Supplies	
Light, Heat, Etc.	
Other	
TOTAL	\$

9. EFFECT OF REDUCTION IN COST, DELAY OR ELIMINATION BY CAPITAL BUDGET COMMITTEE OR CITY COMMITTEE OR CITY COUNCIL
- Strip Commercial Areas designated as Business Improvement Areas will deteriorate further since they are commercial areas unable to finance major aesthetic improvements and cease to be viable business areas because of external pressures of downtown and suburban shopping malls.

City of Hamilton
Treasury

1987-1991 CAPITAL BUDGET
INDIVIDUAL CAPITAL PROJECT SUBMISSION FORM

1. DEPARTMENT/LOCAL BOARD Community Development
2. (a) PROJECT NUMBER _____
(b) PROJECT NAME Industrial Revitalization Programme
3. DETAILED DESCRIPTION, STATING PURPOSE, TYPE OF PROJECT, LOCATION, ETC.
Funding to provide for the renewal of infrastructure, hard services and limited acquisition in Hamilton's industrial areas including the provision of improved buffer treatment between existing industrial and residential areas, thereby making it beneficial for existing to remain and expand and encouraging new industries to locate in Hamilton. The Department recommends that implementation of the programme be contingent upon receipt of matching Provincial funds.
4. (a) PROJECT STARTING DATE 1987
(b) PROJECT FINISHING DATE 1990
(c) YEAR ONTARIO MUNICIPAL BOARD APPROVAL REQUIRED _____
5. (a) GROSS COST OF PROJECT \$ 2,000,000.
(b) SUBSIDIES AND OTHER RECEIPTS \$ 1,000,000. Ministry of Municipal Affairs
(c) CITY'S COST \$ 1,000,000.
6. (a) YEAR OF EXPENDITURE - 1987 \$ 100,000. NO. OF PERSON YEARS CREATED 3
- 1988 \$ 300,000. 10
- 1989 \$ 300,000. 10
- 1990 \$ 300,000. 10
- 1991 \$ _____
- 1992 AND AFTER \$ _____
- (b) TOTAL NUMBER OF PERSON YEARS CREATED 33
7. ADDITIONAL JOBS TO BE CREATED BY THE PROJECT _____
8. ANNUAL OPERATING COST
- | DESCRIPTION | AMOUNT |
|-------------------|----------|
| Labour | \$ _____ |
| Supplies | _____ |
| Light, Heat, Etc. | _____ |
| Other | _____ |
| TOTAL | \$ _____ |
9. EFFECT OF REDUCTION IN COST, DELAY OR ELIMINATION BY CAPITAL BUDGET COMMITTEE OR CITY COUNCIL
Will jeopardize or eliminate receipt of Provincial allocation; industrial areas will not receive necessary financial input to improve hard and soft services or to help eliminate chronic problem of abutting

City of Hamilton
Treasury

1987-1991 CAPITAL BUDGET
INDIVIDUAL CAPITAL PROJECT SUBMISSION FORM

1. DEPARTMENT/LOCAL BOARD Community Development
2. (a) PROJECT NUMBER 36002 A
(b) PROJECT NAME Facade Improvement Programme
3. DETAILED DESCRIPTION, STATING PURPOSE, TYPE OF PROJECT, LOCATION, ETC.
Provide low interest loans to owners of commercial properties
located in approved Business Improvement Areas. The monies
to be used for the rehabilitation of the exterior of the building
as well as money for improvements to the business facade including
store fronts and signage. The repayments to be placed in a
recyclable account to continue programme.
4. (a) PROJECT STARTING DATE _____
(b) PROJECT FINISHING DATE June 1989
(c) YEAR ONTARIO MUNICIPAL BOARD APPROVAL REQUIRED 1986
5. (a) GROSS COST OF PROJECT \$ 6 00,000.
(b) SUBSIDIES AND OTHER RECEIPTS \$ _____
(c) CITY'S COST \$ 6 00,000.
- | | | NO. OF PERSON
YEARS CREATED |
|--|--------------------|--------------------------------|
| 6. (a) YEAR OF EXPENDITURE - 1987 | \$ <u>100,000.</u> | <u>3</u> |
| - 1988 | \$ <u>100,000.</u> | <u>3</u> |
| - 1989 | \$ _____ | _____ |
| - 1990 | \$ _____ | _____ |
| - 1991 | \$ _____ | _____ |
| - 1992 AND AFTER | \$ _____ | _____ |
| (b) TOTAL NUMBER OF PERSON YEARS CREATED | | <u>6</u> |
7. ADDITIONAL JOBS TO BE CREATED BY THE PROJECT 12
8. ANNUAL OPERATING COST
- | DESCRIPTION | AMOUNT |
|-------------------|----------|
| Labour | \$ _____ |
| Supplies | _____ |
| Light, Heat, Etc. | _____ |
| Other | _____ |
| TOTAL | \$ _____ |
9. EFFECT OF REDUCTION IN COST, DELAY OR ELIMINATION BY CAPITAL BUDGET
COMMITTEE OR CITY COUNCIL
No other programmes are available to encourage the business
operator and/or property owner to upgrade the building exterior.

City of Hamilton
Treasury

1987-1991 CAPITAL BUDGET
INDIVIDUAL CAPITAL PROJECT SUBMISSION FORM

1. DEPARTMENT/LOCAL BOARD Community Development
2. (a) PROJECT NUMBER 36002-B
- (b) PROJECT NAME Facade Improvement Programme

3. DETAILED DESCRIPTION, STATING PURPOSE, TYPE OF PROJECT, LOCATION, ETC.
This Municipal Loan Programme provides low interest loans at
half the City's prime borrowing rate to owners of businesses
located in Business Improvement Areas. The monies can be used
to rehabilitate the exterior of the property as well as cosmetic
improvements to store fronts. All monies collected on repayment
will be placed in a recyclable account for continuance of programme.

4. (a) PROJECT STARTING DATE 1987
- (b) PROJECT FINISHING DATE On going
- (c) YEAR ONTARIO MUNICIPAL BOARD APPROVAL REQUIRED _____

5. (a) GROSS COST OF PROJECT \$ 600,000.
- (b) SUBSIDIES AND OTHER RECEIPTS \$ Nil
- (c) CITY'S COST \$ 600,000.

			NO. OF PERSON YEARS CREATED
6. (a) YEAR OF EXPENDITURE - 1987	\$	<u>200,000.</u>	<u>7</u>
- 1988	\$	<u>200,000.</u>	<u>7</u>
- 1989	\$	<u>200,000.</u>	<u>7</u>
- 1990	\$	_____	_____
- 1991	\$	_____	_____
- 1992 AND AFTER	\$	_____	_____

(b) TOTAL NUMBER OF PERSON YEARS CREATED 21

7. ADDITIONAL JOBS TO BE CREATED BY THE PROJECT 40

8. ANNUAL OPERATING COST

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labour	\$ _____
Supplies	_____
Light, Heat, Etc.	_____
Other	_____
TOTAL	\$ _____

9. EFFECT OF REDUCTION IN COST, DELAY OR ELIMINATION BY CAPITAL BUDGET
COMMITTEE OR CITY COUNCIL
No other programmes are available to encourage the business
operator and/or property owner to upgrade the building exterior.

CAPITAL BUDGET PROGRAM 1986 - 1990
ESTIMATED SCHEDULE, COST AND FINANCING OF PROJECTS
AS AT JUL 02, 1986
(000'S)

[illegible]

CAPITAL BUDGET PROGRAM 1986 - 1990
ESTIMATED SCHEDULE, COST AND FINANCING OF PROJECTS
AS AT JUL 02, 1986
(000'S)

CONTROL 0 MUNICIPAL GENERAL

SECTION 07 PLANNING AND DEVELOPMENT

SUB-SECTION 072 COMMUNITY DEVELOPMENT DEPARTMENT

CODING PROJECT DESCRIPTIONS STRY FIN PROJECT GROSS COST AMOUNT CODE AFTER 1991 & 1986- AUTHOR CONTEM - IZED PLATED 1986 1987 1988 1989 1990

1 33002-A DOWNTOWN ACTION 1983 1985 3,529 60 CL 201 201
2 85-100 PLAN-GORE PARK 3,268 D
3 E830507 AREA & EXTENSION -
4 1983 ANNUAL OPERATING
5 VARIOUS COSTS-\$24,000
6 CL/D

1 33002-B DOWNTOWN ACTION 1985 1985 1,603 275 P 1,328 1328
2 85-203 PLAN - PHASE II
3 E840584
4 1984
5 84-04-10
6 D

1 33002-D DOWNTOWN ACTION 1986 1986 1,300 133 P 1,167 1167
2 860111
3 1986
4 1986
5 85-05-14
6 D

1 33002-E DOWNTOWN ACTION 1987 1988 1,429 1429 700 729
2 860111
3 1987
4 1987
5 86-06-24
6 D

1 36001 JAMES STREET NORTH 1986 1987 1,764 1764 160 1604
2 860111
3 1986
4 1986
5 86-06-24
6 D

1 36002-A FACADE IMPROVEMENT 1986 1988 300 200 100 RCP 100 100
2 860111
3 1986
4 1986
5 86-06-24
6 RCP

36002-B 200 200 200

CODING-
CAPITAL BUDGET NUMBER
BYLAW NUMBER
OMB YEAR REQUIRED
DATE OF COUNCIL APPROVAL
METHOD OF FINANCING
REQUIREMENTS 1986 TO 1990

ANALYSIS OF REQUIREMENTS

FINANCING

SUBSIDIES & PREVIOUSLY OBTAINED

AMOUNT CODE

AMOUNT CODE

AMOUNT CODE

AMOUNT CODE

AMOUNT CODE

AMOUNT CODE

AMOUNT CODE

CAPITAL BUDGET PROGRAM 1986 - 1990
ESTIMATED SCHEDULE, COST AND FINANCING OF PROJECTS
AS AT JUL 02, 1986
(000'S)

CONTROL 0 MUNICIPAL GENERAL		ESTIMATED SCHEDULE, COST AND FINANCING OF PROJECTS AS AT JUL 02, 1986 (000'S)										PAGE 31		
SECTION	07 PLANNING AND DEVELOPMENT													
SUB-SECTION 072 COMMUNITY DEVELOPMENT DEPARTMENT														
CODING	PROJECT DESCRIPTIONS	SIRT	FIN	PROJECT	GROSS COST	OTHER RECEIPT	PREVIOUSLY OBTAINED	FINANCING REQUIRED 1991 & 1986-1990	ANALYSIS OF REQUIREMENTS 1986 TO 1990	CODING- CAPITAL BUDGET NUMBER				
										(1)	(2)			
										(3)	(4)			
										(5)	(6)			
1	37003	DOWNTOWN ACTION PLAN-C.I.B.C.	1987	1987	80			80		1986	1987	1988	1989	1990
2														
3														
4	1987													
5														
6														
1	C33003	ONTARIO NEIGHBOURHOOD IMPROVEMENT PROGRAMME -	1984	1986	500	250 P	250 D							
2	83-296													
3	E831051													
4	1983													
5	83-07-27	NORMANHURST ANNUAL OPERATING COSTS-\$9,500												
6														
1	D37004	ONTARIO NEIGHBOURHOOD IMPROVEMENT PROGRAMME -	1987	1990	1,000	500 P		500	500	200	300			
2														
3	1986													
4														
5		CORKTOWN/STINSON ANNUAL OPERATING COSTS-\$17,300												
6														
1	E38005	ONTARIO NEIGHBOURHOOD IMPROVEMENT PROGRAMME -	1988	1991	1,000	500 P		500	500	250	250			
2														
3	1987													
4														
5		CROWN POINT WEST ANNUAL OPERATING COSTS-\$12,000												
6														
TOTAL SUB-SECTION 072					12,505	1,658	3,678	7,169	2,709	1689	1129	250	250	
TOTAL SECTION 07					13,409		3,789	7,962	3,502	4021	1231	475	370	

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F O R A C T I O N

FROM J. H. Robinson, Acting Director
Department of Community Development

TO Planning and Development Committee

DATE 1986 September 02

Refer To File No. 800-0300

Attention Of _____

Your File No. _____

SUBJECT

Ontario Home Renewal Programme (O.H.R.P.)

RECOMMENDATION

That the attached seventeen (17) O.H.R.P. applications be submitted to City Council for approval, authorizing the Department of Community Development to process grants/loans in the amount not to exceed \$7,500. The actual amount of grant or loan to be determined by inspection of the property under the Property Standards By-law 74-74 and pursuant to Regulation 506 (R.R.O. 1980) under The Housing Development Act for the Ontario Home Renewal Programme (O.H.R.P.).

J. H. Robinson

BACKGROUND

With respect to the Ontario Home Renewal Programme, attached is a list of seventeen (17) applicants whose applications are presently being processed for grants and/or loans pursuant to an amendment to The Housing Development Act, Regulation 506 (R.R.O. 1980).

For the information of the members of the Committee, the total number of applicants to date under the Ontario Home Renewal Programme is three thousand seven hundred and sixty (3,760).

...../2

Planning and Development
Committee

Ontario Home Renewal Programme

1. B. Prikryl
1759 King St. E., Apt. 12
2. E. Ince
1759 King St. E., Apt. 26
3. D. Martinac
1755 King St. E., Apt. 8
4. J. Szemes
1759 King St. E., Apt. 32
5. P. Hilton
1759 King St. E., Apt. 15
6. M. Boudreau
597 Quebec St.
7. D. Gravelle
472 Ferguson Ave. N.
8. S. Henderson
1073 Upper Wellington
9. E. Sawler
52 Douglas Street
10. S. Murphy
73 Clinton Street
11. P. Jeffrey
1457 Upper Sherman
12. D. Thompson
83 Fairfield Ave. N.
13. I. Chalklin
85 Alderson Drive
14. T. Bradshaw
140 Gladstone Avenue
15. H. Keetch
36 Carrick Avenue
16. B. Simic
153 Limeridge Rd. W., Unit 10
17. H. Radesch
9 Roseland Ave.

4(9)

FOR INFORMATION

FROM J. H. Robinson, Acting Director
Department of Community Development **DATE** 1986 September 02
TO Planning and Development Committee **Refer To File No.** 800-0016.3
800-0300
Attention Of _____
Your File No. _____

P R I V A T E A N D C O N F I D E N T I A L

SUBJECT

Ontario Home Renewal Programme (O.H.R.P.) and Hamilton Rehabilitation Assistance Programme (H.A.R.P.).

BACKGROUND

City Council at its regular meeting approved the list of applicants authorizing the Department of Community Development to process grants and/or loans not to exceed \$7,500. with the actual grant and/or loan to be determined by inspection of the property under The Property Standards By-law 74-74 and pursuant to Regulation 506 (R.R.O. 1980) under the Housing Development Act for the Ontario Home Renewal Programme (O.H.R.P.) or pursuant to By-law 78-113 under the Hamilton Rehabilitation Assistance Programme (H.A.R.P.).

Under the Ontario Home Renewal Programme, the Planning and Development Committee has previously approved a total of one thousand six hundred and thirty-one (1,631) applications with a total value of grants and/or loans in the amount of \$5,533,542. The average grant and/or loan is calculated at \$3,393.

Attached for your information, please find a list of names, addresses and amounts of grants/loans approved as of 1986 August 31st. The number of approved applications is twenty-five (25) with a total value of \$80,656.

Under the Hamilton Rehabilitation Assistance Programme, attached, for your information, please find a list of names, addresses and loan amounts as at 1986 August 31st. The number of approved applications is two (2) with a value of \$15,000.

The total number of approved applications as at 1986 August 31st is ninety-seven (97) with a total value of loans in the amount of \$531,117. The average loan is calculated at \$5,475.

Planning and Development
Committee

Ontario Home Renewal Programme

- | | |
|--|--|
| 1. A. GRIESE
68 Ivy Lea Place
\$5,225. | 14. B. Stipe
1755 King St. E., Apt. 9
\$2,485. |
| 2. A. Simic
98 Greeningdon Drive
\$2,745. | 15. W. Szabo
1759 King St. E., Apt. 18
\$4,910. |
| 3. W. Hayes
291 West 5th Street
\$2,617. | 16. H. Morton
1759 King St. E., Apt. 14
\$3,172. |
| 4. J. Buchanan
29 Vansitmart Avenue
\$3,473. | 17. A. Payne
1759 King St. E., Apt. 17
\$3,249. |
| 5. M. Moore
69 Glassco Ave. N.
\$5,754. | 18. M. Patterson
1759 King St. E., Apt. 20
\$2,589. |
| 6. J. Clee
1759 King St. E., Apt. 21
\$2,974. | 19. A. Thomas
1759 King St. E., Apt. 29
\$2,705. |
| 7. W. Stempski
1755 King St. E., Apt. 3
\$3,348. | 20. A. Nagy
1755 King St. E., Apt. 6
\$2,485. |
| 8. E. Byron
1759 King St. E., Apt. 27
\$2,485. | 21. O. Least
1759 King St. E., Apt. 30
\$3,277. |
| 9. A. Broughton
1759 King St. E., Apt. 31
\$2,485. | 22. S. Brown
1759 King St. E., Apt. 16
\$3,194. |
| 10. L. Naylor
1755 King St. E., Apt. 1
\$3,139. | 23. S. Cunningham
1759 King St. E., Apt. 23
\$2,705. |
| 11. B. Gordon
1755 King St. E., Apt. 2
\$4,343. | 24. M. Smith
1759 King St. E., Apt. 22
\$2,974. |
| 12. C. Syer
1755 King St. E., Apt. 5
\$2,754. | 25. I. Laycock
1759 King St. E., Apt. 33
\$3,084. |
| 13. M. Connelly
1755 King St. E., Apt. 7
\$2,485. | |

Planning and Development
Committee

Hamilton Rehabilitation
Assistance Programme

1. T. Dolan
31 Frederick Avenue
\$7,500.
2. J. Alho
27 Leeming Street
\$7,500.

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



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Mrs. J. McAnanama
Chief Librarian
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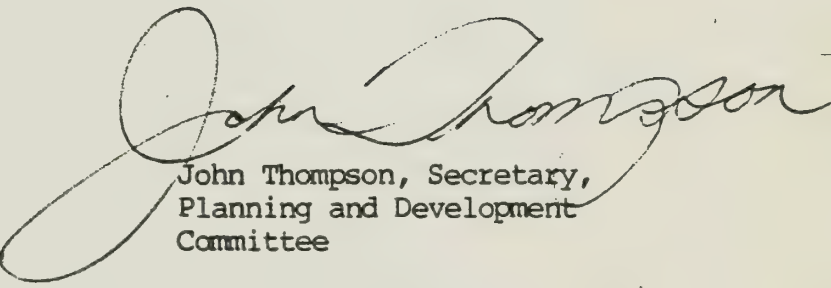
THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1986 September 25

NOTICE OF MEETING

Planning and Development Committee
Wednesday, 1986 October 1
2:00 o'clock p.m. and 7:30 o'clock p.m.
Room 233, City Hall


John Thompson, Secretary,
Planning and Development
Committee

JDT:tb

A G E N D A - 2:00 o'clock p.m.

1. Approval of the Minutes of the meetings of the Planning and Development Committee held 1986 September 9 and September 10
2. Report on Canadian Institute of Planners Convention held recently in Vancouver - Alderman D. Ross
3. Building Department
 - (a) Demolition applications
4. Community Development Department
 - (a) Phase V of the Downtown Hamilton Action Plan - Appointment of Design Consultants (REPORT TO FOLLOW)
 - (b) Commercial Improvement Programme - Selection Criteria
 - (c) Downtown Hamilton Action Plan - Condition of paving stones - (NO COPY)
 - (d) Project Pride (Programme for Renewal, Improvement, Development and Economic Revitalization) - (INFORMATION ONLY)

5. Real Estate Department

(a) Installation of Catch-Basins on Lot 21 and Lot 19, Hamilton Mountain Industrial Park No. 1

(b) Sale - Parts 5 and 6, Plan 62R-7820 (25 Goderich Road) Kenora Industrial Park - Dunal Enterprises Limited

6. City Architect - Capital Projects for 1987-1991

7. Cash Payment in Lieu of 5% Parkland Dedication
- Sherman Oaks Phase III

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1986 September 25

Planning and Development Committee

Wednesday, 1986 October 1
Room 233, City Hall


John Thompson, Secretary,
Planning and Development Committee

JDT:tb

A G E N D A - 3:00 o'clock p.m.

1. Zoning Application ZA-86-64, T. Partridge, owner, for a modification to the "K" District regulations for property municipally known as Nos. 254, 258 and 262 Beach Road; Industrial Sector "D" Neighbourhood.
Public Meeting - 3:00 o'clock p.m.
2. Zoning Application ZA-86-66, Philpott Memorial Church, owner, for a change in zoning from "Lc" District to "H" District for property municipally known as No. 77 Park Street North; Central Neighbourhood.
Public Meeting - 3:15 o'clock p.m.
3. Zoning Application ZA-86-68, Karen Corsini, owner, for a modification to the "D" District regulations for property at No. 464 Upper Kenilworth Avenue; Huntington Neighbourhood.
Public Meeting - 3:15 o'clock p.m.
4. Zoning Application ZA-86-67, Glen Park Homes, owner, for a change in zoning from "AA" District to "C" District for property located in the area east of Lake Avenue North and north of Queenston Road; Riverdale East Neighbourhood.
Public Meeting - 3:30 o'clock p.m.
5. Zoning Application ZA-86-50, R. Leggatt, owner, for a change in zoning from "AA" District to "HH" District for property at No. 1002 Upper Gage Avenue; Lawfield Neighbourhood.

6. Subdivision Application SA-86-17, K. McNally, owner, for lands on the east side of Mount Albion Road in the area south of Redhill Avenue; Red Hill Neighbourhood - REPORT TO FOLLOW
7. Zoning Application ZA-86-57, Mr. Seid Hashemi, owner, for a modification to the "H" District regulations for properties at Nos.638 and 640 Upper James Street; Bonnington Neighbourhood.
8. Zoning Application ZA-86-72, Mr. T. Dabbouseh, owner, for a change in zoning from "C" District to an unspecified Commercial District for property located on the south side of Strawberry Drive, in the area east of Lake Avenue North; Riverdale East Neighbourhood.
9. Convention Parking Options for Recreational Vehicles.
(File No. P5-4-31)
10. Industrial Advisory Board. (File No. P5-4-3-2-2)
11. Glanbrook Urban Area Analysis. (File No. P-7-3)
12. Draft Terms of Reference - Urban Design Committee. (P5-4-7-13)
13. Site Plan Control Applications approved - (FOR INFORMATION)

A G E N D A - 7:30 o'clock p.m.

1. (a) Review of the Kennedy East and West Proposed Neighbourhood Plans.
(File No. P5-2-83) and;
(File No. P5-2-84).
Public Meeting - 7:30 o'clock p.m.
- (b) Zoning Application ZA-85-19, St. Elizabeth Home Society of Hamilton, owner, for a change in zoning from "AA" District to an appropriate District to permit the expansion of the St. Elizabeth Retirement Village for property located on the south side of Rymal Road West, east of the existing retirement village development; Kennedy East and West Neighbourhoods.
Public Meeting - 7:30 o'clock p.m.

CA4 ON HBL A05
CSI P4

2nd floor

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



CITY HALL
HAMILTON, ONTARIO
L8N 3T4

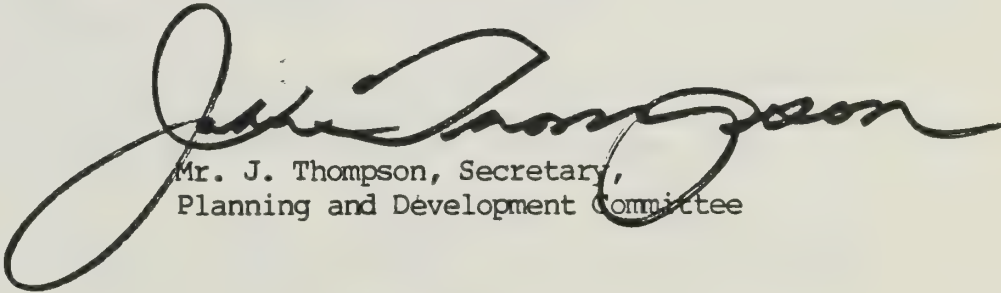
THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1986 October 9

Notice of Meeting

Planning and Development Committee
Wednesday, 1986 October 15
2:00 o'clock p.m.
Room 233, City Hall


Mr. J. Thompson, Secretary,
Planning and Development Committee

JDT:tb

A G E N D A

1. Approval of the Minutes of the meetings of the Planning and Development Committee held, 1986 October 1,
(2:00 o'clock and 7:30 o'clock)
2. Building Department
 - (a) Applications for Demolition Permits
3. Community Development Department
 - (a) Ontario Home Renewal Programme and Hamilton Rehabilitation Assistance Programme - Applications
 - (b) Ontario Home Renewal Programme - approval of Grants/Loans
(Private and Confidential)
 - (c) Hamilton Rehabilitation Assistance Programme - Registration of loan on Tax Roll
(Private and Confidential)
4. Director of Real Estate
 - (a) Release of Building Covenants - 200 Hempstead Drive
5. Information Items
 - (a) 1987 Budget Estimates

PUBLIC MEETINGS 3:00 o'clock p.m.

6. City Initiative 86-J, Amendments to the City of Hamilton Zoning By-law No. 6593 with respect to Foster Homes.
Public Meeting - 3:00 p.m.
7. City Initiative 86-K, Wesley House, prospective owner, for a modification to the "H" District regulations for property located at No. 610-612 King Street East; Landsdale Neighbourhood.
Public Meeting - 3:00 p.m.
8. Zoning Application ZA-86-69, Dino Nicosia, owner, for a modification to the "D" District regulations for properties located at Nos. 110, 112 and 114 Burlington Street East; North End East Neighbourhood.
Public Meeting - 3:15 p.m.
9. Zoning Application ZA-86-71, Pilgrim Evangelical Lutheran Church, owner, for a change in zoning from "AA" District to "C" District for property located at no. 1054 Upper Sherman Avenue; Thorner Neighbourhood.
Public Meeting - 3:15 p.m.
10. Zoning Application ZA-86-74, Marz Homes, owner, for a change in zoning from "AA" District to "C" District for property located at No. 1062 Upper Sherman Avenue; Thorner Neighbourhood.
Public Meeting - 3:15 p.m.
11. Zoning Application ZA-86-63, Norma and Joseph Best, owners, for a change in zoning from "D" District to "H" District for property located at No. 97 Wilson Street; Beasley Neighbourhood.
Public Meeting - 3:30 p.m.
12. Zoning Application ZA-86-70, Mr. Steve Dzagic, owner, for a change in zoning from "L-mr-2" District to "E-1" District, modified, for properties located at Nos. 62, 64 and 74 Barton Street East; Beasley Neighbourhood.
Public Meeting - 3:30 p.m.
13. Zoning Application ZA-85-83, L. Mazzon, owner, for a modification to the "H" District for property located at No. 1219 Main Street East; Crown Point East Neighbourhood.
14. Zoning Application ZA-86-72, Mr. T. Dabbousch, owner for a change in zoning from "C" District to an unspecified Commercial District for property located on the south side of Strawberry Drive, in the area east of Lake Avenue North; Riverdale East Neighbourhood.
15. Review of Zoning By-law No. 6593 respecting the location of Adult Entertainment Parlours. (File No. 4469). (REPORT TO FOLLOW)
16. Site Plan Control Application DA-85-38, St. Elizabeth Home Society, owner, of property located at No. 305 John Street South and No. 74 Charlton Avenue East; Corktown Neighbourhood.

17. Site Plan Control Application DA-86-01, Two Way Construction Limited, owner, of property at No. 267 Mount Albion Road; Red Hill Neighbourhood.
18. Site Plan Control Applications approved - (FOR INFORMATION).
19. James Street North Plan - Authorization for a Public Meeting. (File P5-8-4-2).
20. Request for representation to defend the City's interest re: Appeal to the Ontario Municipal Board by Sandra Gauthier from a decision of the Committee of Adjustment. (File A-86-161).

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



Mrs. J. McAnanama
Chief Librarian
Hamilton Public Library

20 Nov *

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1987 January 23

Notice of Meeting

Planning and Development Committee
Wednesday, 1987 January 28
2:00 o'clock p.m.
Room 233, City Hall

John Thompson
John Thompson, Secretary,
Planning and Development Committee

JDT:tb

A G E N D A

1. Building Department

- (a) Demolition Applications
- (b) Increase in Licence and Permit Revenue - Finance Committee
- (c) 14 Tisdale Street North

2. Community Development Department

- (a) Downtown Promenade Business Improvement Area (B.I.A.); and Proposed Budget and Schedule of Payments - 1987
- (b) Westdale Village Business Improvement Area (B.I.A.); and Proposed Budget and Schedule of Payments - 1987
- (c) Concession Street Business Improvement Area (B.I.A.); and Proposed Budget and Schedule of Payments - 1987
- (d) Grants for the Handicapped - 30 Wood Street West

3. Real Estate Department

- (a) Sale of Vacant City Owned Lands - South East Corner of York Boulevard and Locke Street North to Albert I. Foreman.

4. City Solicitor's Office

- (a) Application to register land under Land Titles - 603792 Ontario Inc., - Lot 11 and Part of Lots 10 and 12, Registered Plan No. 191, City of Hamilton, Regional Municipality of Hamilton-Wentworth.

3:00 O'CLOCK P.M. - PUBLIC MEETINGS

5. Zoning Application ZA-86-104, L. and G. Manning, owners, for a modification to the "D" District regulations for property at No. 196 Grant Avenue; Stinson Neighbourhood.
Public Meeting - 3:00 p.m.
6. Zoning Application ZA-86-106, S. and B. Grguric, owners, for a modification to the "DE-3" District regulations for property at No. 108 Herkimer Street; Durand Neighbourhood.
Public Meeting - 3:00 p.m.
7. Zoning Application ZA-86-108, J. C. Unsworth, owner, for a further modification to the "E-1" District regulations for property at No. 14 Duke Street; Durand Neighbourhood.
Public Meeting - 3:00 p.m.
8. Zoning Application ZA-86-109, Paletta International Corporation, owner for a further modification to the "E-12" District regulations for property at the south-west corner of Barton Street East and Bell Manor Street; Riverdale East Neighbourhood.
Public Meeting 3:15 p.m.
9. Subdivision Application SA-86-26 and Zoning Application ZA-86-97, McNally Brothers (1965) Ltd., owner, for a change in zoning from "AA" to "C" and "DE-3" for lands on the east side of Upper Sherman Avenue in the area north of Stone Church Road East; Randall Neighbourhood.
Public Meeting - 3:15 p.m. **REPORT TO FOLLOW**
10. Requested walkway closure between Laird Drive and Locheed Drive; Lisgar Neighbourhood.
Public Meeting - 3:30 p.m.
11. Zoning Application ZA-85-112, S. MacPhail, lessee, for a further modification to the "D" District regulations for property at No. 287 Main Street West; Kirkendall North Neighbourhood.
12. City Initiative C.I. 86-L, Sign Posting for Zoning Application.
13. Proposed Amendment No. 13 to the Halton Region Official Plan.
14. Proposed Amendment No. 26 to the Hamilton-Wentworth Official Plan.
15. Site Plan Control Application approval **(FOR INFORMATION)**.
16. Site Plan Control Application DA-86-80, by the Municipal Non-Profit (Hamilton) Housing Corporation, prospective owner of the property on the south side of Limeridge Road East, west of Upper Sherman; Thorner Neighbourhood.
17. Site Plan Control Application DA-86-87 by the Municipal Non-Profit (Hamilton) Housing Corporation, prospective owner, of the property at the south-west corner of Stone Church Road East and Upper Wentworth Street; Barnstown Neighbourhood.

THE CORPORATION OF THE CITY OF HAMILTON

City Hall, 71 Main Street West, Hamilton, Ontario L8N 3T4

CAB ON HW AOS
CSIEG
1987

NOTICE OF MEETING

Planning & Development Committee
Wednesday, 1987 April 15
2:00 o'clock p.m.
Room 233, City Hall

Susan K. Reeder
Acting Secretary
Planning & Development Committee

SKR:jf

AGENDA

PUBLIC MEETING - 2:00 O'CLOCK P.M.

- A. Rental Housing Protection Act - Renovation & Conversion,
118 Wentworth S.

1. Minutes of the meeting held Wednesday, 1987 February 25.

2. Real Estate Department

- (a) Sale - Lot 6, Plan M-352 - Hamilton Industrial Park #3 - Tuite Construction Limited
- (b) Sale of Block 101 (Lands bounded by York, Bay, Napier and Caroline Streets) to 601210 Ontario Inc
- (c) Sale of Vacant City land - York Boulevard between Magill and Crooks Street - Karl Vander Schaaf
- (d) Sale - Part 10 & 11, Plan 62R-6188 -26 - 36 Keefer Court
- Kenora Industrial Park - Jim Pattison Industries Ltd. operating as Mountain City News.

3. City Solicitor's Department

- (a) By-law to Update By-law No. 83-65

4. Building Department

(a) Demolition Applications

- (i) 42 Tragina South
- (ii) 1339 Upper Wellington
- (iii) 13 and 15 Ferrie Street East

5. Community Development Department

- (a) Grants for the Handicapped - Mr. Robert Kreismanis,
148 Duke Street (PRIVATE & CONFIDENTIAL)
- (b) Grants for the Handicapped - Mr. & Mrs. Tarcisis Micallef,
86 Lister Avenue (PRIVATE & CONFIDENTIAL)
- (c) Ontario Home Renewal Programme (O.H.R.P.) - (For Information)
(PRIVATE & CONFIDENTIAL)
- (d) Downtown Promenade Business Improvement Area (B.I.A.); Revised
Board of Management
- (e) Ontario Home Renewal Programme (O.H.R.P.) and Hamilton
Rehabilitation Programme (H.A.R.P.)
- (f) Corktown/Stinson Ontario Neighbourhood Improvement Programme
(O.N.I.P.)
- (g) Regional Tourism and Community Information Centre
- (h) Jamesville Downtown Business Improvement Association -
1987 Estimated Expenditures

PUBLIC MEETING - 3:00 O'CLOCK P.M.

6. City Initiatives CI-87-A, City of Hamilton, owner, for a change in zoning from "AA" to "R-4", modified, for lands on the west side of Upper Wentworth Street in the area north of Pescara Avenue; Crerar Neighbourhood.

Public Meeting - 3:00 p.m.

7. City Initiatives CI-87-B - Amendment to Section 10 of the Hamilton Zoning By-law No. 6593 - Deletion of Townhouse Dwellings as permitted use.

Public Meeting - 3:00 p.m.

8. Zoning Application ZA-87-17, S. and T. Leuzzi, owners, for a change in zoning from "AA" to "C" for lands at the rear of No. 629 Limeridge Road East; Thorner Neighbourhood.

Public Meeting - 3:00 p.m.

9. Zoning Application ZA-87-16, V. Adomako, owner, for a change in zoning from "D" & "G-3" to "H" and a further modification to the "H" District for properties at Nos. 17 and 19 Dundurn Street South; Strathcona Neighbourhood.
Public Meeting - 3:15 p.m.
10. Zoning Application ZA-87-18, V. V. Bagal, prospective owner, for a modification to the "C" District regulations for property at No. 12 Lotus Avenue;; Yeoville Neighbourhood.
Public Meeting - 3:15 p.m.
11. Zoning Application ZA-87-19, S. Kondo, owner, for a change in zoning from "E-3" to "E-1" for property at No. 116 Catharine Street South; Corktown Neighbourhood.
Public Meeting - 3:15 p.m.
12. Subdivision Application SA-86-26 and Zoning Application ZA-86-97, McNally Brothers (1965) Limited, owners, for a change in zoning from "AA" to "C" for lands on the east side of Upper Sherman Avenue north of Stone Church Road; Randall Neighbourhood.
3:30 p.m.
13. Zoning Application ZA-86-113, N. Pepe, owner, for a change in zoning from "C" to "H" and a modification to the "H" District for property at No. 828 Fennell Avenue East; Macassa Neighbourhood.
14. Site Plan Control Application Approval (For information).
15. Site Plan Control Application DA-87-16, Cadillac Fairview Corp. Limited, prospective owner of the lands at the south-west corner of York Boulevard and James Street North; Central Neighbourhood.
- 16 (a) Status Report on Demand Responsive Planning Projects.

(b) High Density Residential Development Study - Terms of Reference (P5-4-7-15).
17. Implementation of Section X of the City Subdivision Agreement requiring the erection of signs for plans of subdivision (D.2.4).
18. Application for a By-law to remove part-lot control from part of Lots 3, 4 5, 6 and 7 inclusive, Registered Plan No. 1059, "Stone Church Survey".
19. Urban Design Committee
Triangle of City-owned land, east of the Proposed Parking Garage, York Boulevard.

FOR ACTION

A.

FROM Planning and Development Department

DATE April 8, 1987

TO Planning and Development Committee

Refer To File No. P5-4-2-15

Attention Of V. J. Abraham

SUBJECT

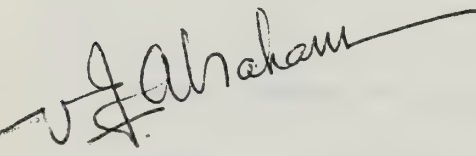
Rental Renovation/Repair Application RR-86-004.

RECOMMENDATION

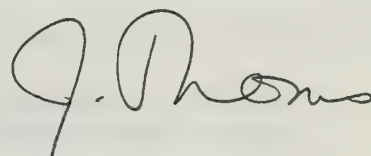
That the application for the renovation and repair of 118 Wentworth Street South be denied.

EXPLANATORY NOTE

The proposal involves the conversion of a building with five residential rental units into a second level lodging home, to provide 20 to 24 spaces for older residents requiring 24 hour supervision. The proposal would adversely affect the supply of affordable rental housing, since the rental units are not to be replaced, and alternative accommodations are not to be provided for the existing tenants and therefore the Rental Housing Protection does not allow conversion.



V. J. Abraham, M.C.I.P.
Director of Local Planning



J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

BACKGROUND

An application was filed for renovation or repair of the property at 118 Wentworth Street South on December 16, 1987, by the applicant, Mr. Keith Richardson. A copy of this application is contained in Appendix "1".

The Planning and Development Department reviewed the application, with regard to the regulations contained in the Rental Housing Protection Act. Additional information provided by the applicant indicated that the

existing rents are within the affordable range, since they are just below average rents for the Central Zone of Hamilton, and for the City as a whole. Since the applicant will not be providing alternative accommodations for the existing tenants, and the rental units are not to be replaced, the requirements of the Act are not met, and therefore the application cannot be supported. The Act requires that such units be replaced with units of similar quality in the same area. The Planning Department report, dated February 19, 1987, is attached as Appendix "2".

The Ministry of Housing provided a report dated March 10, 1987, attached as Appendix "3". They note that the application is subject to the Act, due to the loss of five affordable rental units. The possible gain of 20 to 24 second level lodging home spaces is also noted.

CONCLUSIONS

The proposed renovations to 118 Wentworth Street South would have the following disadvantages:

- five rental units would be removed from the supply of affordable rental housing, which is undesirable due to the existing low vacancy rates
- the rental units are not being replaced with units of similar quality, in the same area, as required under the Act
- replacement accommodation is not being provided for the existing tenants.

The benefits of the proposal are as follows:

- 20 to 24 spaces would be added to the supply of second level lodging home accommodations.

Based on the requirements of the Rental Housing Protection Act, which is intended to maintain the existing low supply of affordable rental accommodation, the proposal cannot be supported.

V.G.:nd

W.P. DOC. 0458P

E. A. SIMPSON
CITY CLERK

K. E. AVERY
DEPUTY CITY CLERK



THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1986 December 29

DEC 29 1986

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

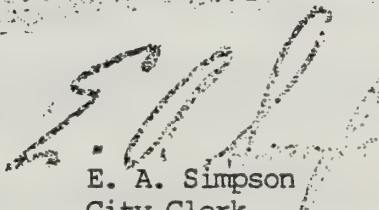
Ms. S. Taylor
Co-ordinator Rental Housing Protection
Programme
Ministry of Housing
77 Bay Street, 4th Floor
Toronto, Ontario
M5G 2E5

Dear Ms. Taylor:

Pursuant to Section 19 of the Regulations 434/86 made under The Rental Housing Protection Act, 1986, I am enclosing a completed application form, Municipal File No. RR 86-004, for the renovation and repair of the building municipally known as ~~114~~ Wentworth Street South, Hamilton.

118

Yours truly,


E. A. Simpson
City Clerk

EAS/JDT/tb

Attch...1

c.c.'s Mr. B. Allick, Building Department
Mr. D. Godley, Planning Department
Mr. P. Hooker, City Solicitor's Department

RENOVATION OR REPAIR

Application Under Subsection 4(1) of The
Rental Housing Protection Act, 1986

Local Municipality

Hamilton

Municipal File No.

RR-86-004
5225

A APPLICANT INFORMATION

Registered Owner of Building Hans Zimmmermann E. B. WEINHARDT E. Weinhardt	Owner's Solicitor or Agent
Address & Telephone Number 118 Wentworth St. S.	Address & Telephone Number

B BUILDING LOCATION

Address 118 Wentworth St. S.	
Municipality Hamilton	
Lot Number 77	Concession Number
Registered Plan No. and Lot No. 1360 Lot 77	Reference Plan No. and Part No.

C PROPOSED RENOVATION/REPAIR

Nature of Renovation/Repair (Provide Details) second level loading home.	Reason(s) for Renovation/ Repair
List No. of Each Unit Affected 5	
Proposed No. of Residential Rental Units 0	

D BUILDING DESCRIPTION

Construction Date	
Building Material	Combustible _____ or Non-Combustible <u>Dry Wall</u>
Gross Floor Area	
No. of Storeys	<u>2 1/2</u>

E OCCUPANCY

No. of Units	<u>5</u>
No. of Occupied Residential Rental Units	4 <u>4</u>
No. of Vacant Residential Rental Units	1 <u>1</u>
Vacancy Dates of Building or Units	
No. of Kitchens	<u>5</u>
No. of Bathrooms	<u>6</u>

as per
JST
Jan 9

F EXISTING RENTS - List Range by Unit Type (Bachelor, One bedroom, etc.)

Unit Type	Range of Rents
	<u>0</u>

G ESTIMATED RENTS (After Renovation/Repair)

Unit Type	Range of Rents
	<u>0</u>

H AFFIDAVIT

I, Bennett N. Shank, the registered owner of the subject rental residential property, solemnly declare that all the statements contained in this application are true, and I make this solemn declaration knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act.

Bennett N. Shank
Name of Owner or Position/Title Signature Date
Authorized Official

Corporate Seal

Date

Declared before me at the city of
Hamilton ON of per
in the R. My N. W.
of 116th Avenue
this _____ day of

[Signature]
SILVER JEFFREY DUMBE, a Commissioner, etc.,
Justice of the Peace for the District of Hamilton-Wentworth,
for the Corporation of the City of Hamilton,
Expires May 29, 1938.

1938

A Commissioner, etc.



Planning and Development Department
71 Main Street West, Hamilton, Ontario L8N 3T4

D4-7VG

February 19, 1987

Refer to File No.

P5-4-2-15

Attention of

P5-2-125

Your File No.

Mr. E. A. Simpson
City Clerk
City Hall

Attention: Mr. J. D. Thompson

Dear Sir:

Re: Rental Renovation/Repair Application RR-86-004

An application has been received for the renovation of the building known as 118 Wentworth Street South. This building contains five residential rental units. The renovations are proposed to enable the conversion of the property into a second level lodging home, which would accommodate older residents requiring 24-hour supervision.

The Rental Housing Protection Act applies to rental buildings with over four units, which are being eliminated from the affordable rental housing supply, due to renovations, conversions to other uses, etc.

Under the regulations of the Act, Municipal Council approval of such renovations can be given:

- if the building is found to be unsafe and unfit for human habitation (which does not apply in this case); or,
- if the proposal does not adversely affect the supply of affordable housing in the City; or,
- if the applicant provides the same number of comparable rental units as those for which approval is given, and provides appropriate replacement accommodation for any displaced tenants, in the case of vacant possession.

Copy forwarded to
and
1987 February 24

Mr. B. Allick, Building Department
Vanessa Gruec, Planning Department
/tb

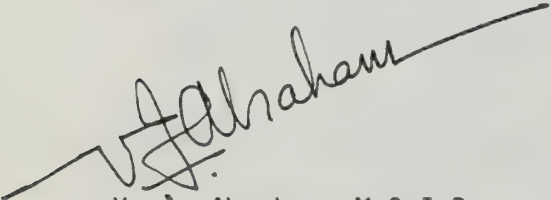
The proposal would adversely affect the supply of affordable housing. The present rents in the building are \$320 for one-bedroom units, and \$375 for a two-bedroom unit. This compares with average rents for this Central zone of \$325 for one bedroom and \$379 for two-bedroom units, and average City-wide rents of \$330 and \$397 for such units. Therefore, the proposal would involve the elimination of five rental units which are presently slightly below average rents. This would have an adverse effect on the existing low vacancy rate.

The applicant will not be providing replacement accommodation for the existing tenants. The tenants will be asked to leave one or two at a time, as the renovations proceed on a floor-by-floor basis. It is unlikely that any of the existing tenants would be accommodated by the proposed second level lodging home, since most of the tenants are quite young. The applicant has pointed out that there are presently over 200 people waiting for second-level lodging home accommodations in the City. The property was used as a nursing home in the past, prior to the existing apartments, but the nursing home licence was revoked due to failure to meet the inspection standards.

We would not be in support of the proposed renovations and conversion of the property, due to the reduction in affordable rental accommodations which would result.

We would recommend that a public meeting be held, as required under the Rental Housing Protection Act, to enable Committee and Council to reach a decision on the application.

Yours truly,



V. J. Abraham, M.C.I.P.
Director of Local Planning

VG:cs

WPDOC 0019P

c.c. - Lynda Newman
Senior Planner
Ministry of Housing
Fourth Floor
777 Bay Street
Toronto, Ontario M5G 2E5



Ministry of Housing
Ministère du Logement

777 Bay Street
4th Floor
TORONTO, Ontario
M5G 2E5

(416) 585-6802

MAR 13 1987

x D6
March 10, 1987

RECEIVED

MAR 13 1987
CITY CLERKS

x VE Vg
Mr. E. A. Simpson
City Clerk
City of Hamilton
City Hall
HAMILTON, Ontario
L8N 3T4

Dear Mr. Simpson:

RE: Application under The Rental Housing
Protection Act - RR 86-004
118 Wentworth St South

This will acknowledge receipt of the above application and of the February 19, 1987 report on it from the Regional Planning Department.

The Planning Department's report indicates that the applicant does not propose to re-locate displaced tenants or replace the lost units and that the "unsafe and unfit for human habitation" criterion does not apply. Therefore, your committee and Council must assess whether the loss of these five units would have an adverse effect on the supply of affordable rental housing in the light of a possible gain of 20 to 24 second-level care lodging home spaces.

Sincerely,

Ian Cooper
Planner
Rental Housing Protection Program

ForWARDED TO Mr. B. Allick, Building Department

1987 March 13 /tb

Wednesday, 1987 February 25
2:00 o'clock p.m.
Room 233, City Hall

The Planning and Development Committee met:

There were present: Alderman J. Smith, Chairman
Alderman D. Ross, Vice-Chairman
Mayor R. Morrow
Alderman T. Cooke
Alderman W. M. McCulloch
Alderman B. Hinkley
Alderman D. Christopherson
Alderman S. Collins
Alderman H. Merling

Also present: Alderman T. Murray
Mr. V. J. Abraham, Director of Local Planning
Mr. J. Zipay, Division Head, Development and
Urban Design
Mr. B. Allick, Director of Inspections
Mr. L. Harvey, Assistant Director of Inspection
Mr. M. Watson, Assistant Director of Real
Estate
Mr. R. Karl, Traffic Planning Engineer
Mr. E. Kowalski, Director of Community
Development
Mr. J. Robinson, Co-Ordinator, Housing Loans
Mr. K. Brenner, Environment Planning Engineer
Mr. J. Sakala, Planning Department
Mr. P. Eker, City Solicitor's Office
Mr. L. Sage, Chief Administrative Officer
Mr. D. Vyce, Director of Real Estate
Mr. J. Schwarz, Regional Planning
Mr. D. Godley, Planning Department
Mr. P. Lampman, Chief Plan Examiner, Building
Department
Mrs. S. K. Reeder, Acting Secretary

Attendance

RENTAL HOUSING PROTECT ACT - 2:00 O'CLOCK P.M. - PUBLIC MEETING

A. Consent to Sever Application - Re: 203-209 1/2 Victoria South

The Committee was in receipt of a Consent to Sever application under the Rental Housing Protection Act re: 203-209 1/2 Victoria Avenue North. The following recommendation was approved:

- (a) That approval be given to Consent to Sever application SE-86-001, Shelle R. Ramharrac, owner, to sever lands located at 203-209 1/2 Victoria Avenue North for mortgage purposes, pursuant to Section 4 (1) of The Rental Housing Protection Act, 1986.
- (b) That approval of Consent to Sever application SE-86-001 be subject to the approval by the Regional Land Division Committee pursuant to the Planning Act 1983.

Rental Housing
Protection Act
Consent to Sever
Application
Re: 203-209 1/2
Victoria South

Condominium
Conversion
Application
-210 Bay St. S.

B. Condominium Conversion Application - 210 Bay Street South

The Committee was in receipt of a Condominium Conversion application under the Rental Housing Protection Act re: 210 Bay Street South. It was moved by Alderman McCulloch, seconded by Alderman Ross and carried to adopt the following:

That approval be given, pursuant to Section 4(1) of The Rental Housing Protection Act, 1986, to application CD-86001, Helen Cappadocia owner, to establish a draft plan of condominium, located at 210 Bay Street, south of Robinson Street and west of Bay Street subject to the following condition:

1. That this approval apply to the plan proposed by A. J. Clarke, O.L.S., dated 1986 October 17.

-212 Bay St. S.

C. Condominium Conversion Application - 212 Bay Street South

The Committee was in receipt of a Condominium Conversion under the Rental Housing Protection Act re: 212 Bay Street South and it was moved by Alderman McCulloch, seconded by Alderman Ross and carried to adopt the following:

That approval be given, pursuant to Section 4(1) of The Rental Housing Protection Act, 1986, to Condominium Conversion Application CD-86-002 to establish a draft plan of condominium, located at 212 Bay Street, at the west side of Bay Street, south of Robinson Street subject to the following conditions:

1. That this approval apply to the plan prepared by A. J. Clarke, O.L.S., dated 1986 October 17.

Minutes
1987 January 28
1987 February 11

1. Minutes

The Committee was in receipt of the Minutes of the meetings held 1987 January 28 and 1987 February 11, it was moved by Alderman Ross, seconded by Alderman Christopherson and carried to adopt these Minutes.

Building Depart
-Demolition
Applications

2. Building Department

(a) Demolition Applications

As outlined in a report of the Building Commissioner dated 1987 February 18, the Committee agreed to submit the following recommendation to City Council for approval:

That the Building Commissioner be authorized to issue demolition permits for the demolition of residential buildings as outlined below for which application has been processed through the Building Department and the Planning and Development Committee:

- (a) 160 Eleanor Avenue
- (b) 875 Upper Wentworth
- (c) 160 Pritchard

3. Community Development Department

(a) Second Level Lodging Homes Rehabilitation Programme

As outlined in a report of the Director of Community Development dated 1987 February 16, the Committee agreed to submit the following recommendation to City Council for approval:

That a rehabilitation loan in the amount of \$16 823., be approved for Milton and Annette Brown, owners of a Second Level Lodging Home at 90 Emerald Street South. The loan is amortized over a ten year period at three (3) percent interest and is secured by a Lien on Title.

(b) Phase IV of the Downtown Hamilton Action Plan; Financing

As outlined in a report of the Director of Community Development dated 1987 February 18, the Committee approved the following:

- i) That the Planning and Development Committee recommend to the Executive Committee that Phase IV of the Downtown Hamilton Action Plan proceed at an estimated gross cost of \$1 429 000., as provided for in the 1987 - 1988 portion of the 1987 to 1991 Capital Budget as Project Number 33002-E.
- ii) That the Treasurer be requested to recommend to the Executive Committee the amount and source of funds to be provided for this Capital Project.

(c) Residential Rehabilitation Assistance Programme (R.R.A.P.)

As outlined in a report of the Director of Community Development dated 1987 February 18, the Committee agreed to approve the following resolution on the R.R.A.P. programme and directed that it be approved by City Council and then forwarded for presentation at the F.C.M. Conference to be held May 31 to June 3 in Ottawa.

WHEREAS, municipalities in Canada have been implementing the new Federal guidelines for Canada Mortgage and Housing Corporation's Residential Rehabilitation Assistance Programme for one year; and

WHEREAS, the "threshold incomes" established for eligibility are far too low in some municipalities resulting in many low income families with dependents previously eligible for assistance now unable to qualify for grants and loans to rehabilitate their properties, therefore,

BE IT RESOLVED that the Government of Canada request Canada Mortgage and Housing Corporation in consultation with municipalities responsible for delivery of the Programme, to review their policy on "threshold incomes" with the intention of better reflecting the real needs of owner occupants of residential properties.

The Committee was in receipt of an information item from the Building Commissioner dated 1987 February 25 regarding inspections required pursuant to various loans programmes. The Building Commissioner advised that the inspections required under the loans programme are currently being carried out. He added that in order to expedite the inspections and eliminate some of the backlog in applications, staff will be working overtime starting Monday, March 2, 1987.

Community Development Dept.

-Second Level Lodging Homes Rehabilitation Programme

-Phase IV of the Downtown Hamilton Action Plan; Financing

Residential Rehabilitation Programme (R.R.A.P.)

Report from the Building Commissioner - inspections re: loan programmes

Alderman Merling requested information from the Director of Community Development with respect to the resolution approved by City Council, February 24, on inspections required for the Provincial Low Rise Programme. Mr. Kowalski advised that the inspections are being provided through the Building Department. Alderman Merling asked if the Community Development staff was able to process applications with existing staff and inquired about the position which is presently vacant as a result of disability. Mr. Kowalski reported that he had requested that the position be filled and had filled out a requisition but it has not been signed yet. Mr. Kowalski further reported that a request for approval of the above will be submitted to the Planning and Development Committee.

Real Estate
Department

(a) Sale - Parts
26 and 28, Plan
62R-820 - Stone
Church Road East,
Mountain
Industrial Park
- T. Valeri
Construction Ltd.

4. Real Estate Department

- (a) Sale - Parts 26 and 28, Plan 62R-820 - Stone Church Road East
-Mountain Industrial Park - T. Valeri Construction Limited

As outlined in a report from the Director of Real Estate dated 1987 February 9, the Committee agreed to submit the following recommendation to City Council for approval:

That an Offer to Purchase the lands of The Corporation of the City of Hamilton having a frontage on the southern limit of Stone Church Road East of 99.85 feet duly executed on February 6th, 1987, by the Purchasers, T. Valeri Construction Limited and scheduled for closing on May 27th, 1987 be approved and completed.

NOTE: The purchase price is \$40 000. A deposit cheque in the amount of \$4 000., is being held by the City Treasurer pending Council approval.

It is understood and agreed by the Purchaser that the subject lands have services available to it on Stone Church Road East, however, the Purchaser acknowledges and agrees, that there are no lateral connections of the sewer and water lines to the Purchaser's property line. The Purchaser is responsible at its sole costs to provide these sewer and water connections.

The property is composed of a parcel of land located on the southern limit of Stone Church Road having a frontage of 99.85 feet by a depth of 418.57 feet and containing an area of .9423 acres and more particularly described as Parts 26 and 28, Plan 62R-820.

This transaction includes special building covenants, agreements and restrictions which are set out in APPENDIX "J" hereto attached.

- (b) Sale - Part Lot 30, Plan 62R-820 - Stone Church Road East,
Mountain Industrial Park - Isotti Plumbing and Heating Limited

As outlined in a report from the Director of Real Estate dated 1987 February 19, the Committee agreed to submit the following recommendation to City Council for approval:

Sale - Part Lot
30, Plan 62R-820
-Stone Church
Road East,
Mountain
Industrial Park
- Isotti Plumbing
and Heating Ltd.

That an Offer to Purchase the lands of The Corporation of the City of Hamilton having a frontage on the south side of Stone Church Road East of 100 feet duly executed on February 6th, 1987 by the Purchasers, Isotti Plumbing and Heating Ltd., and scheduled for closing on May 27, 1987 be approved and completed.

NOTE:

The purchase price is \$40 800. A deposit cheque in the amount of \$4 000., is being held by the City Treasurer pending Council approval.

It is understood and agreed by the Purchaser that the subject lands have services available to it on Stone Church Road East, however, the Purchaser acknowledges and agrees, that there are no lateral connections of the sewer and water lines to the Purchaser's property line. The Purchaser is responsible at its sole costs to provide these sewer and water connections.

The property is composed of a parcel of land located on the southern limit of Stone Church Road having a frontage of 100 feet by a depth of 418.57 feet and containing an area of .9606 acres and more particularly described as Part 30, Plan 62R-820.

This transaction includes special building covenants, agreements and restrictions which are set out in APPENDIX "K" hereto attached.

(c) Lease of land - 410 Birch Avenue - vicinity of Burlington Street East and Sherman Avenue North

As outlined in a report from the Director of Real Estate dated 1987 February 9, the Committee agreed to submit the following recommendation to City Council for approval:

- (i) That approval be given to the lease of vacant City owned land at 410 Birch Avenue containing .4922 acres to 537871 Ontario Inc., operating as the Debonair Tavern on the basis of a monthly tenancy commencing March 13, 1987 at a rental of \$430.56 for the period of March 13 to March 31, 1987 and thereafter at a rental of \$702.50 per month (including realty taxes) plus business taxes payable in advance in monthly installments on the first day of each and every month, commencing April 1, 1987.
- (ii) That the City Solicitor be directed to prepare the documentation covering the use of the said land and that the Mayor and City Clerk be authorized to execute the lease agreement.

Note: For the information of the members of City Council, two post dated cheques in the sum of \$430.56 and \$702.50, representing initial payments for the least of land, are currently in the City's possession.

The above-noted lease may be terminated by either the Lessor or the Lessee upon 60 days notice in writing.

Lease of Land -
410 Birch Avenue -
vicinity of
Burlington Street
East and Sherman
Avenue North

Amendment to
Construction
Covenant
City Sale to
Artell
Developments
Limited - 51 and
52 Keefer Court

(d) Amendment to Construction Covenant - City Sale to Artell
Developments Limited - 51 and 52 Keefer Court.

As outlined in a report from the Director of Real Estate dated 1987 February 18, the Committee agreed to submit the following recommendation to City Council for approval:

That the City enter into an amending agreement to amend the Offer to Purchase dated September 3, 1986 made by Artell Developments Ltd., to purchase parts 11, 12, 13 and 14 on Plan 62R-7820 and adopted by City Council at its meeting of September 20, 1986 as follows:

Note: Covenant 6.3, (1.) and (2.) of the Offer to Purchase requires the purchaser to commence construction of a thirty thousand square foot building by September 25, 1987 and complete same by September 25, 1988 and permits no extensions to these two dates for matters beyond the reasonable control of the purchaser. The purchaser has requested that this covenant be amended by adding the above noted clause on the understanding that time is to remain of the essence and all other terms and conditions are to remain the same.

"6.3(4.) However if by reason of strike, lockout, material or labour shortage or by any other matter not within its control and not caused by its default, or act of commission or omission and not avoidable by reasonable effort or foresight, the grantee is in good faith and without default or neglect on its part prevented or delayed in meeting the time limits in clause 6.3(1.) and (2.), those two limits shall be extended by a period of time equal to that of such delay or prevention, but by no longer than one hundred and twenty days.

Executive Cttee
-Review of
Decisions of
the Ontario
Municipal Board

5. Executive Committee

Review of decisions of the Ontario Municipal Board

The Committee was in receipt of a memo from the Secretary of the Executive Committee respecting the requesting of a review of decision of the Ontario Municipal Board. Mr. P. Eker of the Solicitors Department addressed the Committee with respect to his memo dated 1987 February 9 respecting land located at the south-east corner of King Street East and Greenhill Avenue.

Following discussion on this matter, it was moved by Mayor Morrow, seconded by Alderman McCulloch and carried to submit the following recommendation to City Council for approval:

That the City Solicitor report to the Planning and Development Committee with recommendations on all requests to the Ontario Municipal Board for a review of the Board's decisions.

Note: A request was made by the City Solicitor's Department on 1987 January 19 to the Ontario Municipal Board to review its decision respecting lands located at the south-east corner of King Street East and Greenhill Avenue.

Note: Alderman H. Merling, opposed.

6. City Solicitor

Application to register land under Land Titles - West Highland Management Limited - Part 1, Plan 62R-8151

As outlined in a report from the City Solicitor dated 1987 February 12, the Committee agreed to submit the following recommendation to City Council for approval:

That the Mayor and City Clerk be authorized to execute Consent and Waiver of Notice for lands owned by West Highland Management Limited and described as Part 1, Plan 62R-8151, to be registered under Land Titles.

7. CAPIC

Eaton's Redevelopment - Parking Garage

The Committee was in receipt of a report from the LACAC Committee dated February 25, 1987 indicating that LACAC support CAPIC's recommendation as follows:

It is recommended by CAPIC that the Planning and Development Committee request the Urban Design Committee to:

- i) View the design of the proposed York Street Parking Garage, as part of the Eaton's redevelopment
- ii) Report back to the Planning and Development Committee regarding this review with possible suggestions.

Following considerable discussion on this matter, it was moved by Alderman McCulloch, seconded by Alderman Christopherson and carried that Alderman Smith, Chairman of the Urban Design Committee meet with the Director of Local Planning, in order to discuss the design of the proposed York Street parking garage. It was further agreed that this matter would be brought back to the next meeting of the Planning and Development Committee along with the Site Plan Control recommendation for the parking garage.

Alderman Merling, opposed.

3:00 O'CLOCK P.M. - PUBLIC MEETINGS

8. Zoning Application ZA-86-51, F. Agostino, owner, for a change in zoning from "C" to "H" for property at No. 678 Upper James Street; Bonnington Neighbourhood. - Public Meeting 3:00 p.m.

A public meeting was held to consider a request for a change in zoning from "C" (Urban Protected Residential, etc.) District to "H" (Community Shopping and Commercial, etc.) District for property at 678 Upper James Street.

The purpose of the application is to permit the conversion of an existing single family dwelling to professional offices and boutiques.

Results of the circularization were reported as follows:

270 Notices mailed out 18 received in favor 9 opposed

City Solicitor

-Application to register land under Land Titles - West Highland Management Ltd. - Part 1, Plan 62R-8151

CAPIC

-Eaton's Redevelopment Parking Garage

ZA86-51 - 678 Upper James Street

The Committee was in receipt of a report from the Planning and Development Department dated 1986 July 24, recommending that approval be denied.

Mrs. Anita Heinz, 684 Upper James appeared before the Committee in opposition to the application. She indicated that while she appreciates that eventually this area will go commercial, she is opposed to individual single changes of zoning from residential to commercial.

Following discussion on this matter, it was moved by Mayor Morrow, seconded by Alderman Hinkley and carried to approve the following recommendation:

- (a) That approval be given to Official Plan Amendment No. 49 to create a special policy area to permit limited commercial uses within the existing building at 678 Upper James Street, as shown on the attached map marked as APPENDIX "A" and the City Solicitor be directed to prepare a By-law to adopt this Official Plan Amendment for submission to the Regional Municipality of Hamilton-Wentworth.
- (b) That approval be given to Zoning Application 86-51, Frank Agostino, owner requesting a change in zoning from "C" (Urban Protected Residential, etc.) District to "H" (Community Shopping and Commercial, etc.) District, modified, to permit the conversion of an existing single-family dwelling to professional offices and other commercial uses for the property located at No. 678 Upper James Street, as shown on the attached map marked as APPENDIX "A", on the following basis:
 - i) That the "H" (Community Shopping and Commercial, etc.) District provisions as contained in section 14 of Zoning By-law No. 6593 be modified to include the following variances as special requirements:
 - (a) Notwithstanding Section 14(1) of By-law No. 6593, no uses shall be permitted on the land other than one or more of the following:
 - (i) **COMMERCIAL USES**
 1. Business or professional person's office;
 2. Finance, insurance or real estate office;
 3. Photographer's or artist's studio, but not including a motion picture studio
 4. Barber shop, hairdressing establishment beauty parlour, massage parlour;
 5. Physical fitness studio, reducing salon, shoeshine parlour or other like establishment;

6. A retail store selling,
 - (a) wearing apparel and accessories;
 - (b) furniture, home furnishings, appliances;
 - (c) antiques;
 - (d) books and stationery;
 - (e) tobacco, gifts, novelties, souvenirs, newspapers and magazines
 - (f) camera and photographic supplies;
 - (g) jewellery;
 - (h) flowers, plants and like goods sold or offered for sale by a florist;
 - (i) sale and dispensing of optical goods;
7. Retail drug store
8. Food store;
9. Retail variety store;
10. Showroom or sample room including such a room to deal with bona fide antiques, but not including a second-hand shop, pawnbroker, retail shop for the sale of plumbing supplies or fixtures or a pet shop;
11. Commercial lending library or art gallery;
12. Wall sign or window sign shop;
13. Public library, art gallery, or private club;
14. A business identification sign of an occupancy or use, that complies with the following requirements:
 - (a) No sign shall exceed 2.0 metres in vertical dimension
 - (b) No sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination.

ii) That notwithstanding any other provision of By-law No.6593

- (a) Off-street parking on the basis of one space for each 41.80 square metres of space used in a building for retailing shall be provided and maintained; and,
- (b) The uses referred to in clause (a) shall occur only in the existing buildings which shall not be extended or enlarged; and

- (c) In the event of the total destruction or demolition of an existing building, it may be replaced only by a building having the same external dimensions as the building which it replaces and the replacement building shall not have more than two storeys plus a basement;
 - (d) A visual barrier, not less than 1.2 metres and not more than 2.0 metres in height shall be provided and maintained along the westerly lot line;
 - (e) All lighting facilities at the rear of the premises shall be so installed and maintained as to ensure that the light is deflected away from all near-by residential districts.
- iii) That the amending By-law be added to Section 19B of Zoning By-law No. 6593, as Schedule S-1010, and that the subject lands on Zoning District Map W-8 be notated S-1010;
 - iv) That the City Solicitor be directed to prepare a By-law to amend Zoning By-law No. 6593 and Zoning District Map W-8; and,
 - v) That the proposed change in zoning will be in conformity with the Official Plan for the Hamilton Planning Area upon the approval of Official Plan Amendment No. 49.
- (c) That By-law No. 79-275 establishing Site Plan Control be amended by adding the subject lands to Schedule "A".

NOTE: The purpose of this By-law is to provide for a change in zoning from "C" (Urban Protected Residential, etc) District to "H" (Community Shopping and Commercial, etc.) District, modified, for the property located at No. 678 Upper James Street, as shown on the attached map.

The effect of the By-law is to permit the conversion of the existing single-family dwelling to professional offices and/or boutiques.

In addition, the by-law provides for the following variances:

- a) limited commercial uses;
- b) off-street parking on the basis of one space for each 41.8m²;
- c) no building shall be enlarged or extended;
- d) if building is destroyed or demolished, it may be replaced only by a building having the same external dimensions;
- e) a visual barrier to be provided along the westerly lot line; and,
- f) all lighting facilities to be deflected away nearby residential districts.

- (i) That the Planning Department be directed to undertake a review of the two blocks of land on Upper James Street bounded by Wembley Road and South Bend Road with a view to providing the Planning and Development Committee with a recommendation on possible rezoning of lands for commercial use on Upper James Street.

Alderman Ross, opposed.

9. Zoning Application ZA-86-114, A. D. Cooper and P. Wallace, owners for a modification to the E-3 District regulations for property at No. 131 Charles Street, Durand Neighbourhood.
Public Meeting 3:00 p.m.

ZA86-114 - 131
Charles Street

A public meeting was held to consider a request for a modification to the existing "E-3" (High Density Multiple Dwellings) District for the property located at No. 131 Charles Street.

The purpose of the proposed modification is to permit the conversion of the first floor of the multiple dwelling for law offices.

Results of the circularization were reported as follows:

856 Notices mailed out 37 received in favor 4 opposed

The Committee was in receipt of a report from the Planning and Development Department dated 1987 February 11, recommending denial of the application.

Following discussion on the matter, the Committee approved the following recommendation for submission to City Council:

- (a) That approval be given to Official Plan Amendment No. 48 to create a special policy area to permit a lawyer's office within the existing building and the City Solicitor be directed to prepare a By-law to amend the Official Plan for submission to the Regional Municipality of Hamilton-Wentworth, as shown as APPENDIX "B".
- (b) That approval be given to Zoning Application 86-114, Alan Cooper and Patricia Wallace, owners, requesting a modification to the existing "E-3" (High Density Multiple Dwellings) District regulations to permit the conversion of the first floor of a multiple dwelling for law offices for property located at No. 131 Charles Street, as shown on the attached map marked as APPENDIX "C", on the following basis:
- i) That the "E-3" (High Multiple Dwellings) District regulations as contained in Section 11C of Zoning By-law No. 6593 applicable to the subject lands, be modified to include the following variance as a special requirement:
- a) That notwithstanding Section 11C(1) of By-law No. 6593, the following additional use shall be permitted within the existing building:
- 1) Permitted Use:
- a lawyer's office on the first floor only

2) Accessory Use:

One ground sign, wall sign, or projecting sign of an area not more than 0.4 square metres (4.31 sq. ft.) non-illuminated or illuminated by non-flashing indirect, or interior means only, located at least 1.5 metres (4.92 ft) from the nearest street line in connection with any commercial use permitted in the district.

- ii) That the amending By-law be added to Section 19B of Zoning By-law No. 6593 as Schedule S-1011, and that the subject lands on Zoning District Map W-5 be notated S-1011;
- iii) That the City Solicitor be directed to prepare a By-law to amend Zoning By-law No. 6593 and Zoning District Map W-5;
- iv) That the proposed change in zoning will be in conformity with the Official Plan for the Hamilton Planning Area upon the approval of the Official Plan Amendment No. 48.
- v) That the Durand Neighbourhood Plan be changed by redesignating the subject lands from "Low Density Apartments" to a "Commercial and Apartments" designation.

NOTE: The purpose of the By-law is to provide for a modification to the established "E-3" (High Density Multiple Dwellings, etc.) District regulations applicable to property located at No. 131 Charles Street, as shown on the attached map.

The effect of the By-law is to permit the following additional uses within the existing building located on the site:

a) Permitted Use:

a lawyer's office on the first floor only

b) Accessory Use:

One ground sign, wall sign, or projecting sign of an area not more than 0.4 square metres non-illuminated or illuminated by non-flashing, indirect, or interior means only, located at least 1.5 metres from the nearest street line in connection with any commercial use permitted in the district.

ZA87-05 - North
-East Corner of
Limeridge Road
East and Upper
Wentworth
Street

10. Zoning Application ZA-87-05, Cadillac Fairview Corporation Limited, Lessee, for a further modification to the "AA" District regulation for lands at the north-east corner of Limeridge Road East and Upper Wentworth Street. Bruleville Neighbourhood.
Public Meeting 3:00 p.m.

A public meeting was held to consider a request for a further modification to the "AA" (Agricultural) District regulations applicable to the lands located at the north-east corner of Upper Wentworth Street and Limeridge Road East.

The purpose of this modification is to permit an extension of the temporary use of lands for parking purposes for a further three year period, in accordance with Section 38 of the Planning Act.

The Committee was in receipt of a report from the Planning and Development Department dated 1987 February 9, recommending that approval be given to Zoning Application 87-05.

The Committee approved the following recommendation to be submitted to City Council:

That approval be given to Zoning Application 87-05, the Cadillac Fairview Corporation Limited, lessee, requesting a further modification to the "AA" (Agricultural) District regulations, to permit an extension of the temporary use of the lands for parking purposes for a further three-year period in accordance with Section 38 of the Planning Act, applicable to the lands located at the north-east corner of Upper Wentworth Street and Limeridge Road East, as shown on the attached map marked as APPENDIX "D", on the following basis:

- a) That the "AA" (Agricultural) District provisions of By-law No. 6593 be modified in accordance with Section 38 of the Planning Act, R.S.O. 1983, to permit the temporary use of these lands for parking of automobiles for a further three-year period.
- b) That the amending By-law be added to Section 19B of Zoning By-law No. 6593 as Schedule S-675c, and that the subject land on Zoning District Map E-27A be notated S-675c.
- c) That the City Solicitor be directed to prepare a By-law to amend Zoning By-law No. 6593 and Zoning District Map E-27A.
- d) That the proposed change in zoning is in conformity with the Official Plan for the Hamilton Planning Area.
- e) That the Thorner Neighbourhood Plan be modified accordingly by adding a notation on the plan.

11. Zoning Application ZA-87-01, Galwan Canada Limited, owner, for a change in zoning from "AA" to "RT-20" and "RT-30" for lands at the north-east corner of Loconder Drive and Upper Gage Avenue; Quinndale Neighbourhood.
Public Meeting 3:15 p.m.

ZA87-01 - North-East Corner of Loconder Drive and Upper Gage Avenue

A public meeting was held to consider a request for a change in zoning for lands at the north-east corner of Loconder Drive and Upper Gage Avenue on the following basis:

- Block 1 Change in zoning from "AA" (Agricultural) District and "C" (Urban Protected Residential, etc.) District to "RT-20" (Townhouse and Maisonette) District.
- Block 2 Change in zoning from "AA" (Agricultural) District and "C" (Urban Protected Residential, etc.) District to "RT-30" (Street Townhouse) District.

The purpose of the proposed change in zoning is to permit a condominium townhouse development on the lands shown as Block 1 and a street townhouse development on the lands shown as Block 2.

Results of the circularization were reported as follows:

358 Notices mailed out 12 received in favour 27 opposed

Mrs. Steele, 23 Quinlan Court appeared before the Committee in opposition of approval of the application. She indicated to the Committee that there were too many townhouses in the area already, and that the public school, C.B. Sterling is too small to meet the needs of the area now.

The Committee was in receipt of a report from the Planning and Development Department dated 1987 February 18, recommending approval of application 87-01.

Following discussion on this matter, the Committee approved the following recommendation for submission to City Council:

That approval be given to Zoning Application 87-01, Galwan Canada Limited, owner, for a change in zoning from "AA" (Agricultural) District and "C" (Urban Protected Residential, etc.) District to "RT20" (Townhouse and Maisonette) District and "RT-30" (Street Townhouse) District, for property located at the north-east corner of Loconder Drive and Upper Gage Avenue, as shown on the attached map marked as APPENDIX "E", on the following basis:

- a) That the lands described as Block 1 be rezoned from "AA" (Agricultural) District and "C" (Urban Protected Residential, etc.) District to "RT-20" (Townhouse and Maisonette) District;
- b) That the lands described as Block 2 be rezoned from "AA" (Agricultural) District and "C" (Urban Protected Residential, etc.) District to "RT-30" (Street Townhouse) District.
- c) That the "RT-30" (Street Townhouse) District regulations as contained in Section 10F of Zoning By-law No. 6593 applicable to the lands described as Block 2 be modified to include the following variance as special requirement:
 - i) Notwithstanding the provisions of Section 10F(4)(b) a minimum rear yard of 7.2 m shall be required.
- d) That the Amending By-law be added to Section 19B of Zoning By-law No. 6593, as Schedule S-1012, and that the subject lands, (Block 2) on Zoning District Map E-49B be notated S-1012;
- e) That the City Solicitor be directed to prepare a By-law to amend Zoning By-law No. 6593 and Zoning District Map E-49B;
- f) That the proposed change in zoning is in conformity with the Official Plan for the Hamilton Planning Area;
- g) That the Quinndale Neighbourhood Plan be amended by redesignating the subject lands from "Low Density Apartments" to an "Attached Housing" designation.

NOTE:

The purpose of the By-law is to provide for the following changes in zoning for property located at the north-east corner of Loconder Drive and Upper Gage Avenue, as shown on the attached map.

Block 1 - Change in zoning from "AA" (Agricultural) District and "C" (Urban Protected Residential, etc.) District to "RT-20" (Townhouse and Maisonette) District.

Block 2 - Change in zoning from "AA" (Agricultural) District and "C" (Urban Protected Residential, etc.) District to "RT-30" (Street Townhouse) District, modified.

In addition, the By-law provides for the following variance as special requirement:

- i) To permit a minimum rear yard of 7.2 m for the street townhouse development located on the lands described as Block 2 whereas a minimum rear yard of 7.5 m is required.

The effect of the By-law is to permit a condominium townhouse development on the lands shown as Block 1, and a street townhouse development on the lands shown as Block 2 on the attached map.

12. Zoning Application ZA-87-09, Hamilton General Homes (1971) Limited, owner, for a modification to the "M-14" District regulations for property municipally known as No. 1180 Stone Church Road East, Hannon Neighbourhood.
Public Meeting 3:15 p.m.

ZA87-09 - 1180
Stone Church Road
East

A public meeting was held to consider a request for a modification to the "M-14" (Prestige) Industrial District regulations for the property located at No. 1180 Stone Church Road East.

The purpose of the proposed modification is to permit the following additional commercial uses within an existing building; rustproofing of automobiles, installation of auto glass and sunroofs.

The results of the circularization are as follows:

24 Notices mailed out 6 received in favour 0 opposed

The Committee was in receipt of a report from the Planning and Development Department dated 1987 February 9, recommending approval of Zoning Application 87-09.

The Committee then approved the following recommendation for submission to City Council:

That approval be given to Zoning Application 87-09, Hamilton General Homes, Ltd., owner, requesting a modification to the "M-14" (Prestige Industrial) District, to permit the following additional commercial uses within an existing building: rustproofing of automobiles, installation of auto glass and sunroofs, for the property located at No. 1180 Stone Church Road East, as shown on the attached map marked as APPENDIX "F", on the following basis:

- a) That the "M-14" (Prestige Industrial) District regulations as contained in Section 17F of Zoning By-law No. 6593, applicable to the subject lands, be modified to include the following variance as a special requirement:
 - i) That notwithstanding the provisions of Section 17F(1)(b), the following additional commercial uses shall be permitted:

<u>Identification Number</u>	<u>Commercial Use</u>
6354	Motor Vehicle Glass Replacement Shop
6399	Motor Vehicle Service
b)	That the amending By-law be added to Section 19B of Zoning By-law No. 6593 as Schedule S-1013, and that the subject land as Zoning District Map E-59C be notated as S-1013;
c)	That the City Solicitor be directed to prepare a By-law to amend Zoning By-law No. 6593 and Zoning District Map E-59C; and,
d)	That the proposed change in zoning is in conformity with the City of Hamilton Official Plan.

NOTE:

The purpose of this By-law is to provide for a modification to the "M-14" (Prestige Industrial) District for the property located at No. 1180 Stone Church Road East.

The effect of the By-law is to permit the following additional commercial uses:

1. rustproofing, surface treating, undercoating and towing for motor vehicles;
2. the installation of auto glass and sun roofs;
3. custom window tinting;
4. motor vehicle diagnostic centre; and,
5. customizing of vans

SA86-27 and
ZA86-47 - west
side of Upper
Gage Avenue
in the area
north of Rymal
Road East

-Subdivision
Application
SA86-27

13. Subdivision Application SA-86-27 and Zoning Application ZA-86-47, Constantino Construction Ltd., owner and part owner for a change in zoning from "AA" and "L-m-r-1" to "C" and "R-4" for lands on the west side of Upper Gage Avenue in the area north of Rymal Road East; Eleanor Neighbourhood.
Public Meeting 3:15 p.m.

- (A) A public meeting was held to consider an application to the Region for approval of a Draft Plan of Subdivision, Regional File No. 25T-86044, City of Hamilton File No. SA-86-27 to establish 18 lots for single family dwellings and a block for street widenings.

The Committee was in receipt of a report from the Planning and Development Department dated 1987 February 18 recommending approval of Subdivision Application 86-27.

Ms. Alena Miller of 1574 Upper Gage Avenue addressed the Committee in opposition to the subdivision agreement and zoning application.

Following discussion, it was agreed that the subdivision agreement would specify the following:

That the subdivision agreement specify that Constantino Construction Limited be responsible for the erection of a fence between the southerly lot line of the property known as Municipal No. 1574 Upper Gage Avenue and the proposed subdivision.

The Committee then approved the following recommendation for submission to City Council:

That approval be given for Application SA-86-27, Costantino Construction Limited, owner, to establish a draft plan of subdivision on the west side of Upper Gage Avenue north of Rymal Road East, subject to the following conditions:

- a) That the approval apply to the plan prepared by A. J. Clarke and Associates, dated November 18, 1986, revised to include a widening for Upper Gage Avenue across the east side of Lot 7 to number the widenings as Blocks 19 and 20 and to establish a 0.3m reserve as Block 21.s
 1. That the owner acquire sufficient land to establish Eaglewood Drive to its full required width.
 2. That the road allowance and widening for Upper Gage Avenue be dedicated as public highway on the final plan.
 3. That the streets be named to the satisfaction of the City of Hamilton and the Regional Municipality of Hamilton-Wentworth.
 4. That the proposed subdivision conform with the Zoning By-law approved under The Planning Act.
 5. That the owner make a cash payment in lieu of the conveyance of 5% of the land included in the plan to the City of Hamilton for park purposes.
 6. That such easements as may be required for utility or drainage purposes be granted to the appropriate authority.
 7. That the owner provide the City of Hamilton with a certified list showing the net area and width of each lot in the final plan.
 8. That the dead-end and open side of the road allowance created by the plan be terminated in 0.3 m reserves to be conveyed to the City of Hamilton and held by the City until required for the future extension of the road allowances or development of abutting lands.
 9. That Lots 17 and 18 be developed only after registration of the abutting lands to the west so as to provide street frontage and access to the lots.

- B. A Public meeting was held to consider an application to the City of Hamilton for approval of a rezoning, File No. ZA-86-47 for a change in zoning from "AA" (Agricultural) District and "L-mr-1" (Planning Development Multiple Residential) District to "C" (Urban Protected Residential, etc.) District and "R-4" (Small Lot Single Family Detached) District.

The Committee was in receipt of a report from the Planning and Development Department dated 1987 February 18, recommending approval of Zoning Application ZA-87-47.

The Committee approved the following recommendation for submission to City Council:

That approval be given to Zoning Application ZA-86-47, Costantino Construction Limited, owner and part owner, requesting a change in zoning from "AA" (Agricultural) District and "L-mr-1" (Planned Development - Multiple Residential) District to "C" (Urban Protected Residential, etc.) District and "R-4" (Small Lot Single-Family Detached) District, for the property located on the west side of Upper Gage Avenue, in the area north of Rymal Road East, as shown on the attached plan marked as APPENDIX "G", on the following basis:

- a) That the lands shown as Block "1" be rezoned from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District;
- b) That the lands shown as Block "2" be rezoned from "L-mr-1" (Planned Development - Multiple Residential) District to "C" (Urban Protected Residential, etc.) District;
- c) That the lands shown as Block "3" be rezoned from "AA" (Agricultural) District to "R-4" (Small Lot Single-Family Detached) District;
- d) That the City Solicitor be directed to prepare a by-law to amend Zoning By-law No. 6593 and Zoning District Map E-38D;
- e) That the proposed changes in zoning are in conformity with the Official Plan for the Hamilton Planning Area;
- f) That the Eleanor Neighbourhood Plan be amended by redesignating the easterly portion of Block "1" and properties at Nos. 1592 and No. 1598 Upper Gage Avenue from "Medium Density Apartments" to a "Single and Double" residential designation, and Block "2" from "Attached Housing" to a "Single and Double" residential designation.

NOTE:

The purpose of the By-law is to provide for the following changes in zoning for property located on the west side of Upper Gage Avenue, in the area north of Rymal Road East, as shown on the attached plan marked as APPENDIX "G", on the following basis:

- Block 1 - Change from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District
- Block 2 - Change from "L-nr-1" (Planned Development -Multiple Residential) District to "C" (Urban Protected Residential, etc.) District
- Block 3 - Change from "AA" (Agricultural) District to "R-4" (Small Lot Single-Family Detached) District.

The effect of the By-law is to permit development of the lands through a draft plan of subdivision for single-family dwellings and small lot single-family detached dwellings.

14. Zoning Application ZA-86-112, F. Silvestri, prospective owner, for a change in zoning from "AA" to "C" for lands at the rear of Nos. 1446, 1452, 1458, 1464 Upper Ottawa Street; Templemead Neighbourhood.
Public Meeting 3:30 p.m.

ZA86-112 - Land at the Rear of Nos. 1446, 1452, 1458, 1464 Upper Ottawa Street

The Committee was in receipt of a report from the Planning and Development Department dated 1987 February 9, recommending approval of Zoning Application 86-112.

Results of the circularization are as follows:

142 Notices mailed out 9 received in favour 1 opposed

The Committee approved the following recommendation for submission to City Council:

That approval be given to Zoning Application 86-112, Frank Silvestri, prospective owner, for a change in zoning from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District for property located at the rear of No. 1446, 1458 and 1464 Upper Ottawa Street, as shown on the attached map marked as APPENDIX "H", on the following basis:

- i) That the subject lands be rezoned from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District;
- ii) That the City Solicitor be directed to prepare a By-law to amend Zoning By-law No. 6593 and Zoning District Map E-49D;
- iii) That the proposed change in zoning is in conformity with the Official Plan for the Hamilton Planning area.

NOTE:

The purpose of the By-law is to provide for a change in zoning from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District for property located at the rear of No. 1446, 1452, 1458 and 1464 Upper Ottawa Street, as shown on the attached map marked as APPENDIX "H".

The effect of the by-law is to establish the appropriate zoning to permit development of the lands in accordance with a registered plan of subdivision for the purpose of establishing single family dwelling lots.

ZA87-03 and
ZA87-04 - 613
Limeridge Road
East and the
rear part of
No. 623 Limeridge
Road East

15. Zoning Application ZA-87-03 and ZA-87-04, Marz Homes, prospective owners, for a change in zoning from "AA" and "C" to "R-4" and "C" for property at No. 613 Limeridge Road East and the rear part of No. 623 Limeridge Road East; Thorner Neighbourhood.
Public Meeting 3:30 p.m.

The Committee was in receipt of a report of the Planning and Development Department dated 1987 February 12 recommending approval of Zoning Application 87-03 and 87-04.

Results of the circularization are as follows:

99 Notices mailed out 5 received in favour 0 opposed

The Committee approved the following recommendation for submission to City Council:

That approval be given to Zoning Application 87-03 and 87-04, Marz Homes, prospective owner, requesting a change in zoning from "AA" (Agricultural) District and "C" (Urban Protected Residential, etc.) District to "R-4" (Small Lot Single-Family Detached) District and from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District to permit the development of the subject lands for single-family dwellings, for the lands located at No. 613 Limeridge Road East and the rear portion of the lands at No. 623 Limeridge Road East, as shown on the attached map marked as APPENDIX "I", on the following basis:

- a) That Block "1" be rezoned from "AA" (Agricultural) District to "R-4" (Small Lot Single-Family Detached) District;
- b) That Blocks "2" and "3" be rezoned from "C" (Urban Protected Residential, etc.) District to "R-4" (Small Lot Single-Family Detached) District;
- c) That Block "4" be rezoned from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District;
- d) That the City Solicitor be directed to prepare a By-law to amend Zoning By-law 6593 and Zoning District Map E-27A; and,
- e) That the proposed change in zoning is in conformity with the City of Hamilton Official Plan.

NOTE:

The purpose of the By-law is to provide for a change in zoning for the property located at No. 613 Limeridge Road East and the rear portion of the lands located at No. 623 Limeridge Road East as shown on the attached map on the following basis:

- | | |
|--------------------|---|
| Block "1" | Change in zoning from "AA" (Agricultural) District to "R-4" (Small Lot Single Family-Detached) District; |
| Blocks "2" and "3" | Change in zoning from "C" (Urban Protected Residential, etc.) District to "R-4" (Small Lot Single Family- Detached) District; and |
| Block "4" | Change in zoning from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District. |

The effect of the By-law is to create 5 building lots for small lot single-family detached dwellings on lands shown as Blocks 1, 2 and 3. The rear land shown as Block 4, in conjunction with lands to the north and south will be divided into 2 building lots for single-family detached dwellings. single-family dwelling on Block "3" will remain.

16. Subdivision Application SA-85-09, requested by the applicant for a revision to the draft approved plan.

The Committee was in receipt of a report from the Planning and Development Department dated 1987 February 17 recommending approval of amending the draft approved subdivision.

The Committee approved the following recommendation:

That approval be given to amend the draft approved subdivision by the deletion of Lots 11 and 12 under Regional File No. 25T-85017, City of Hamilton File No. SA-85-09.

Note: The purpose of the proposed amendment to the draft approved plan of subdivision is to accommodate the consideration of application by the Regional Land Division Committee for consent to convey two parcels of land fronting on Upper Paradise Road.

17. City Initiative CI-86-L, Sign Posting
Public Meeting 3:45 p.m.

The Committee was in receipt of a report from the Planning and Development Department dated 1987 February 3 recommending approval of City Initiative 86-L.

The Committee approved the following recommendation:

(A) That approval be given to City Initiative 86-L to amend Zoning By-law No. 6593 by adding the following new subsection:

i) "3.(10) "Public Notice" signs located on those parcel(s) of land where an application for zoning and/or official plan amendment have been received and are being considered by the City."

(B) That the City Solicitor be directed to prepare a by-law to amend Zoning By-law No. 6593.

(C) That the proposed By-law amendment is in conformity with the Official Plan for the Hamilton Planning Area.

NOTE:

The purpose and effect of this By-law is to permit the erection of "Public Notice" signs on properties where applications for zoning and/or official plan amendment have been received and are being considered by the City.

Subdivision
Application
SA85-09, requested
by the applicant
for a revision
to the draft
approved plan

C.I.86-L -Sign
Posting

(D) That Council adopt the following policy guidelines regarding sign posting for rezoning applications.

- 1) That the applicant be required to post a sign on the property, at his/her own expense, advising that a zoning and/or official plan amendment application has been made and is being considered by the City;
- 2) That the applicant be responsible for the maintenance and removal of the sign;
- 3) That the applicant submit a photograph to the Planning and Development Department's satisfaction demonstrating that a sign has been erected, prior to any work being undertaken on the application;
- 4) That when the City or Region undertakes a rezoning, it will be the responsibility of the Department initiating the rezoning or in all other cases the Planning and Development Department to prepare, erect and maintain an appropriate sign;
- 5) That the City budget \$3 000., annually to cover the cost of sign posting for rezonings undertaken by the municipality and that the Treasurer be requested to allocate the funds to an appropriate account.
- 6) That the sign remain posted until the By-law comes into effect or until City Council has denied the application;
- 7) That the sign be located on the site where maximum exposure to the abutting street(s) is attained but should not create a visual obstruction to pedestrians and motorists;
- 8) That the sign be required to contain the following information:
 - i) The words "Public Notice" in bold lettering
 - ii) To whom the application has been submitted (e.g. City of Hamilton)
 - iii) The owner's /developer's name, municipal address of the land affected, and the nature of the zoning/official plan amendment application
 - iv) The proposed land use
 - v) File number
 - vi) Planning and Development Department phone number for more information.
 - vii) The sign shall not be less than 2.0 m² in area.

18. Site Plan Control Application Approval (For Information)

The Committee was in receipt of a report from the Planning and Development Department dated 1987 February 19 advising the Committee that the following Site Plan Control Applications have been approved by the Chairman of the Planning and Development Committee and the Aldermen of the Ward.

Site Plan
Control
Application
Approval

- 206-210 Jackson Street East,
- West Side of Upper Paradise Road, North of Stone Church Road,
- North-east corner of Upper Gage Avenue and Fennell Avenue
- North-west corner of Upper Wentworth Street and Kingfisher Drive

19. Site Plan Control Application DA-82-48 by Sunoco Inc., owner of the lands at the south-east corner of Mohawk Road West and Upper Paradise Road. Gilbert Neighbourhood.

Site Plan Control Application DA82-48 - south-east corner of Mohawk Road West and Upper Paradise Road

The Committee was in receipt of a report from the Planning and Development Department dated 1987 February 12 recommending approval of Site Plan Control Application DA-82-48 by Sunoco Inc, owner for development of a service station facility to be located at the south-east corner of Mohawk Road West and Upper Paradise Road.

The report indicated that a four bay service station building is located towards the southerly boundary of the property while a self serve kiosk gas pumps and canopy will be constructed adjacent to Mohawk Road. Parking for twenty-one (21) vehicles is to be provided adjacent to the service station building.

It was moved by Alderman Ross, seconded by Alderman Hinkley and carried that subject to a public meeting to advise the residents of this proposal, that the following be approved:

That approval be given to Site Plan Control Application DA-82-48 by Sunoco Inc., owner, of the lands at the south-east corner of Mohawk Road West and Upper Paradise Road for development of a service station facility subject to the following:

- (a) modification to the plans related to dimensions, notes, fencing and grades as marked in red on the plans;
- (b) dedication to the Region of the 40 foot x 40 foot daylight triangle for road widening purposes;

and further,

That the approved plans be incorporated into a Site Plan Control Agreement to be registered on title of the land as required by the decision of August 14, 1984 by the Ontario Municipal Board and By-law No. 85-1.

20. Site Plan Control Application DA-86-62 and Zoning Application ZA-86-39 by Mr. Stephan Blashkiw owner of the lands at 122 and 132 Queen Street South. Kirkendall North Neighbourhood.

Site Plan Control Application DA86-82 and Zoning Application ZA86-39 - 122 and 132 Queen Street South

The Committee was in receipt of a report from the Planning and Development Department dated 1987 February 23 recommending approval of Site Plan Control Application DA-86-62.

The report indicated that plans have been submitted for an addition to the existing buildings at 122 and 132 Queen Street South. The addition will provide additional space for the existing food store on the ground floor level. Parking area at the rear of the store will be redesigned for 9 parking spaces and provision for a sealed garbage compacter unit at the south-west corner of the lot. The Committee then approved the following recommendation:

DA86-62

- 1) That approval be given to Site Plan Control Application DA-86-62 by Stephen Blashkiw, owner, of the lands at 122-132 Queen Street South for a building addition subject to the following:

- (a) modification to the plan related to dimensions, notes, grading and parking as marked in red on the plans;
- (b) finalization of the By-law to permit the proposed development;

and further,

- 2) That the following resolution be forwarded to City Council:

ZA86-39

That in relation to Zoning Application ZA-86-39 and Item 1(B) of the 15th Report of Planning and Development Committee adopted by City Council on July 22, 1986, clause 1.(a), (b) and (e) be deleted and replaced by a new clause which reads as follows:

1. (a) That an additional building floor area not to exceed 93.0 square metres permitting the joining of the two existing buildings and an underground storage area of 31.3 square metres be permitted.
- (b) That Section 2.2 be deleted and replaced with the following:

"2.2 Not less than 9 parking spaces shall be provided on the land of which 4 parallel parking spaces shall have a parking length of 6.0 metres."
- (c) That Section 2.3(a) be amended by changing the front yard depth from 2.4 m to 2.0 m;
- (d) That a 2.5 metre high visual barrier be permitted along the southerly and westerly property lines.

The purpose of the amendment is to incorporate changes and features proposed by the site plans of the development which include the following:

- (a) to permit a maximum additional building floor area of 93 square metres between the two existing buildings located at 122 and 132 Queen Street South and an additional underground storage area to be constructed under the new paved parking area addition.
- (b) to permit a minimum of 9 parking spaces instead of the required 13 parking spaces and that four of the parallel parking spaces be permitted to be 6.0 m instead of 6.7 m long.
- (c) to permit a 2.5 metre high visual barrier instead of the maximum 2.0 m height.

- | | |
|--|---|
| <p>21. <u>Site Plan Control Application DA-86-111, Forest James Investment Limited, prospective owner of lands at 484 James Street North, North End East Neighbourhood.</u></p> <p>The Committee was in receipt of a report from the Planning and Development Department dated February 17, 1987 respecting Site Plan Control Application DA-86-111.</p> <p>It was agreed that the Committee would table this item in order for the applicant to redesign the project to design a structure adjacent to James Street North.</p> <p>Note: Plans have been submitted for a 3 storey, 12 unit condominium apartment building to be constructed at 484 James Street North.</p> | <p>Site Plan Control Application DA86-111</p> |
| <p>22. <u>Authorization for public meeting for Mewburn Neighbourhood. (P-5-2-101)</u></p> <p>The Committee was in receipt of a report from the Planning and Development Department dated February 11, 1987 respecting the proposed plan for the Mewburn Neighbourhood. The Committee authorized a public meeting to discuss the proposed plans.</p> | <p>Authorization for Public Meeting for Mewburn Neighbourhood</p> |
| <p>23. <u>Normanhurst Neighbourhood Plan - Industrial Zoning (P5-2-105)</u></p> <p>The Committee was in receipt of a report from the Planning and Development Department dated 1987 February 13 and approved the following recommendation:</p> <p style="padding-left: 40px;">That a public meeting be held to revise the zoning and official plan amendment for the Normanhurst Neighbourhood in accordance with Appendix 1 and Appendix 2.</p> <p style="padding-left: 40px;">That the Business Land Use Advisory Board be requested to meet with the affected industries before the public meeting.</p> | <p>Normanhurst Neighbourhood Plan - Industrial Zoning</p> |
| <p>24. <u>Business Land Use Advisory Board - Sale of City owned lands zoned M-12 (P5-4-3-2-2)</u></p> <p>The Committee was in receipt of correspondence from Alderman Smith, Chairman of the Planning and Development Committee respecting the concerns of the Business Land Use Advisory Board regarding the sale of City owned land zoned M-12 to individuals at industrial land values. He further advised that applications are then being made to the City to rezone these lands for one or more commercial uses, thus increasing the value of the land.</p> <p>The Committee agreed to receive this correspondence.</p> | <p>Business Land Use Advisory Board- Sale of City owned lands zoned M-12</p> |
| <p>25. <u>Analysis and review of opportunities for improvement of Main Street West between the Main Street West exit on Highway 403 and Queen Street.</u></p> <p>The Committee was in receipt of a report from the Planning and Development Department dated 1987 February 3 respecting a number of initiatives that could be taken to enhance the revitalization and appearance of Main Street West. Mr. Vladimir Matus of the Planning Department gave an excellent slide presentation of Urban Design Opportunities. Following this illustration, the Committee approved the following recommendation:</p> | <p>Analysis and review of opportunities for improvement of Main Street West between the Main Street West exit on Highway 403 and Queen Street</p> |

That the study proceed based on the following Terms of Reference:

Main Street West is one of the frequently used entrances to the City by motorists. Consequently, this entrance is an important image maker. The first impressions often determine an interest in stopping and exploring further the business opportunities and cultural assets of a place. It is necessary, therefore, to mobilize all our energy in order to transfer Main Street West into an impressive and welcoming entrance to the City.

A number of private and public actions may be initiated without undue delay. The private sector, for example, may immediately commence the following:

1. General maintenance of property;
2. Brick cleaning and painting;
3. Landscaping;
4. Removal of deteriorating and temporary advertising;
5. Screening or surfacing of vacant lots;
6. Reduction in size or possible elimination of billboards.

The public sector can proceed with a number of actions which would instantly improve the image without jeopardizing any possible outcome of the detailed planning study. These actions may include:

1. Landscaping and/or screening the area between the Spectator building and the Dundurn/King intersection;
2. Improving Landscaping and grass maintenance around the 403 off-ramp;
3. Repair and maintenance of sidewalks;
4. Replace hydro poles to enhance visual quality;
5. Enforcement of the property maintenance By-law;
6. Site Plan Control;
7. Design competition for publicly owned land;
8. Co-ordination of private actions.

However, notwithstanding the above, the most effective way of improving Main Street West is to undertake a Planning Study along the lines of a Neighbourhood Plan. The study would focus on Land Use, Traffic and Urban Design in accordance with the following process:

1. Collection of background information and questionnaire;
2. Formation of an Advisory Committee, presentation of Background Data and Policy Development;

3. Public Meeting;
4. Review of submissions by Planning and Development Committee;
5. Council adoption of policies;
6. Implementation as recommended, e.g. Zoning, Traffic Regulations, Streetscaping;

A comprehensive plan will ensure cost effective and co-ordinated upgrading. Full public participation should ensure community support.

The meeting then adjourned and reconvened at 7:30 o'clock p.m. for the evening portion of the Planning and Development Committee meeting.

Taken as read and approved,

ALDERMAN JOHN SMITH, CHAIRMAN,
PLANNING AND DEVELOPMENT COMMITTEE

Susan K. Reeder, Acting Secretary,
Planning and Development Committee

SKR:tb



APR 5 1987

2a.

THE CORPORATION OF THE CITY OF HAMILTON

FROM D.W.Vyce, Director of Real Estate DATE 1987 April 6
Name & TitleFOR ACTION ☒ FOR INFORMATION ☐ File No. (4504)TO: CITY COUNCIL ☐ (OR) PLANNING & DEVELOPMENT ☒
CommitteeSUBJECT

Sale - Lot 6, Plan M-352
Hamilton Industrial Park #3
Tuite Construction Ltd.

RECOMMENDATION

That an Offer to Purchase the lands of The Corporation of the City of Hamilton located on Rymal Road East duly executed on April 3, 1987 by the Purchaser, Tuite Construction Ltd. and scheduled for closing on June 2, 1987, be approved and completed.

The purchase price is \$45,500.00. A deposit cheque in the amount of \$4,550.00 is being held by the City Treasurer pending Council approval.

The property is composed of a parcel of land located on the southern limit of Rymal Road East having a frontage of 40.310 metres (132.25 feet) by a depth of 91.440 metres (300 feet) and containing an area of 3,685 m² (.910 acres).

This transaction includes special building covenants, agreements and restrictions which are set out on the pages attached hereto, which terms should be included in the Committee's resolution to City Council.

BACKGROUND

This department has received an inquiry from Jack Dunn of Dunn Realty Ltd. as to the possibility of his clients Tuite Construction Ltd. in purchasing a one acre lot on Rymal Road East. The purchaser plans to build a 5,000 square foot building for drywall and associated products and employs eight (8) people.

Attch.

1987 April 6
Planning & Development Committee
Page 2

- c.c. - Mr. K.A. Rouff, City Solicitor
- Mr. E.C. Matthews, City Treasurer
 - Mr. M. Chidley, Regional Surveyor
 - Mr. S. Ghanem, Director, Economic Development

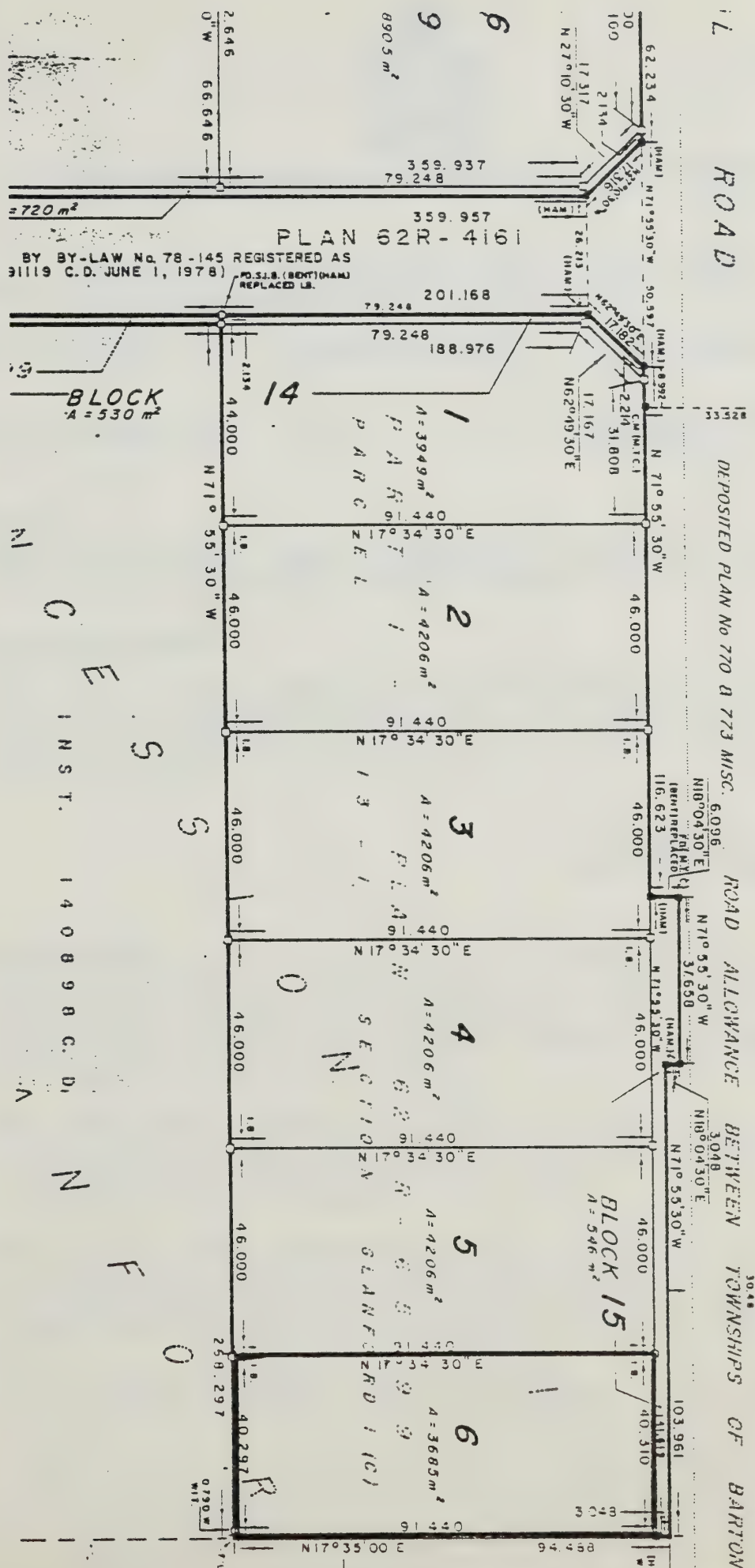
- 6.1 The Purchaser acknowledges to the Owner that the Purchaser realizes that in addition to the sale price payable in this Offer to Purchase, there may be municipal, regional, governmental or provincial charges, fees, levies and rates to be paid by the Purchaser; in particular, without limiting the generality of the foregoing, the Purchaser realizes that he may also be required after the transfer to him:
- (a) to pay municipal, realty and business taxes;
 - (b) to pay City Local Improvement Charges for City services such as streets, sidewalks and curbs;
 - (c) to pay Regional Local Improvement Charges for Regional services such as water supply, storm sewers and sanitary sewers;
 - (d) to pay Regional Special Charge (sewer impost fee), upon application for a building permit;
 - (e) to pay building permit application fee;
 - (f) to pay for storm and sanitary sewers, water lines, their connections and laterals under the street and under the Purchaser's property;
 - (g) to pay for the connection of all utilities to the premises;
 - (h) to prepare and obtain approval of site plans pursuant to The Planning Act prior to the issuance of a building permit and to enter into a site plan agreement, if requested by the municipality;
 - (i) to convey five percent (5%) of the land to the municipality for park purposes as a condition of development or redevelopment of the land for residential purposes;
 - (j) to apply for a re-zoning of the property in the event that the Purchaser's proposed use of the property is not permitted by the zoning by-law. Such application is subject to the approval of the City and the approval of the Ontario Municipal Board.
- 6.2 This Agreement may not be assigned by the Purchaser. In particular and without limiting the generality of the foregoing statement, it is understood and agreed that only the Purchaser named herein shall take title on closing and the Purchaser does not have the right to direct the Owner to convey the land to the Purchaser in trust, to the Purchaser and another or to a new third party.
- 6.3 In consideration for the transfer of the hereinbefore described land to the transferee, in addition to payment of the sale price to the transferor, the transferee covenants and agrees to and with the transferor:
- 1. That the transferee shall commence construction of a building, having a minimum building area of 5,000 square feet, upon the hereinbefore described land by not later than December 22nd, 1987
- Building area is the greatest horizontal area of a building within the outside surface of the exterior walls. Construction is considered commenced when the foundations have been installed as determined by the Office of the Building Commissioner.
- 2. That the transferee shall complete construction of the said building by not later than December 22, 1988
- The building is considered completed upon the issuance by the Office of the Building Commissioner of a Final Inspection Report.
- 3. That no transfer of the hereinbefore described land shall be made by the transferee until The Corporation of the City of Hamilton confirms that covenants 1 and 2 have been complied with.

Continued..... 1(b)

4. In the event that the transferee does not comply with covenants 1 and 2 or either of them by the date(s) set out therein, the transferee covenants and agrees that the transferee shall sell the lands to the transferor, free and clear of all charges, encumbrances, liens, claims or adverse interests whatsoever - if requested by the transferor, for the sale price herein, (without any interest) - less (a) the deposit; (b) the commission paid (if any) by the transferor to a real estate agent; (c) arrears of realty taxes (including the local improvement charges), penalty and interest owing on them - and further, without increase or compensation for costs of any improvements, additions, alterations, services or structures on, in or under the said lands.
5. The said transferor as registered owner and the said transferee hereby apply to request and authorize the Land Registrar to have Notice of the covenants set out above entered on the Register of the land being transferred herein to the said transferee.
- 6.4 The Purchaser agrees that the restrictions, covenants and agreements in paragraph 6.3 shall not merge upon the closing of this transaction but shall continue in full force and effect for the benefit of the lender, its successors and assigns.
- 6.5 The Purchaser agrees that the transfer to him which he shall execute shall be subject to and include said paragraph 6.3 and its restrictions, covenants and agreements.

M.T.

8
B A P T O N

ROAD ALLOWANCE BETWEEN TOWNSHIPS OF BARTON
3048



MAR 31 1987

2b.

THE CORPORATION OF THE CITY OF HAMILTON

FROM D.W.Vyce, Director of Real Estate DATE 1987 March 30
Name & Title

FOR ACTION ☒ FOR INFORMATION ☐ File No. 80.4.29(4502)

TO: CITY COUNCIL ☐ (OR) PLANNING & DEVELOPMENT ☒
Committee

SUBJECT

Sale of Block 101 (Lands bounded by York, Bay, Napier and Caroline Streets) to 601210 Ontario Inc.

RECOMMENDATION

That the date for completion of the approved development of Block 101 (land bounded by York, Bay, Napier and Caroline Streets) by 601210 Ontario Inc. be extended from April 30, 1987 to September 30, 1987.

D.W. Vyce

BACKGROUND

Under the terms of an Agreement of Purchase and Sale of the City's property generally described as Block 101 which was approved by Council on February 26, 1985, and closed on October 30, 1986, the purchaser undertook to complete his development by April 30, 1987.

The developer though well advanced with the project has experienced delays from time to time not unusual to the construction industry, and has requested an extension of five (5) months to complete the works.

Mr. Krasic, who represents 601210 Ontario Inc. has been entirely responsible and straight forward in all respects regarding this project and we whole heartedly recommend that Council provide him with the security of this extension.

c.c. - Mr. K.A. Rouff, City Solicitor
- Mr. M. Chidley, Regional Surveyor

APR 9 1987
APR 9 1987



2c

THE CORPORATION OF THE CITY OF HAMILTON

FROM D.W.Vyce, Director of Real Estate DATE 1987 April 8
Name & Title

FOR ACTION ☒ FOR INFORMATION ☐ File No. 20.1.266(4503)

TO: CITY COUNCIL ☐ (OR) PLANNING & DEVELOPMENT ☒
Committee

SUBJECT

Sale of Vacant City Land - York Boulevard between
Magill and Crooks Streets - Karl Vander Schaaf

RECOMMENDATION

That the date for completion of the City's sale of vacant lands on the northerly limits of York Boulevard between Magill Street and Crooks Street to Karl Vander Schaaf, be extended from April 30, 1987 to May 27, 1987.

BACKGROUND

The zoning amendment required was passed by Council on March 30, 1987 pursuant to By-law No. 6593. Whereas there is a 35 day appeal period to said By-law, closing cannot take place on April 30, 1987 as scheduled -- hence our recommendation for an extension to May 27, 1987.

The Purchaser is in accord with this proposal.

- c.c. - Mr. K.A. Rouff, City Solicitor
- Mr. E.C. Matthews, City Treasurer
- Mr. M. Chidley, Regional Surveyor



2d.

THE CORPORATION OF THE CITY OF HAMILTON

FROM D.W.Vyce, Director of Real Estate DATE 1987 April 9
Name & Title
FOR ACTION ☒ FOR INFORMATION ☐ File No. 40.15.60(4504)
TO: CITY COUNCIL ☐ (OR) PLANNING & DEVELOPMENT ☒
Committee

SUBJECT

Sale - Part 10 & 11, Plan 62R-6188 -
26-36 Keefer Court - Kenora Industrial Park -
Jim Pattison Industries Ltd. operating as Mountain City News

RECOMMENDATION

1. That an Offer to Purchase the lands of The Corporation of the City of Hamilton located at 26-36 Keefer Court duly executed on April 6, 1987 by the Purchasers, Jim Pattison Industries Ltd. operating as Mountain City News and scheduled for closing on September 24, 1987, be approved and completed.

Note: The purchase price is \$136,950.00. A deposit cheque in the amount of \$11,600 is being held by the City Treasurer pending Council approval.

It is understood and agreed that the Vendor, upon completion of this transaction will pay a 5% real estate commission to Chambers & Company Limited, whose agent, Mr. Bruce Law acted in this matter.

The property is composed of a parcel of land located on the southern limit of Keefer Court having a frontage of 129.228 metres (423.976 feet) by a depth of 92.310 metres/74.303 metres (302.854 feet/243.776 feet) and containing an area of .7390 m² (1.826 acres).

This Agreement shall be null and void and of no effect unless the Purchaser has been able to satisfy itself prior to the closing date herein that:

- (a) soil and topographical tests are satisfactory for the construction of a warehouse/distribution building of the Purchaser's design;

RECOMMENDATION - Continued...

- (b) the property qualifies for the site plan approval and a building permit, on conditions satisfactory to the Purchaser for construction of a warehouse/distribution building of the Purchaser's design;
- (c) all zoning and other governmental regulations will permit the operation of the said warehouse/distribution centre;
- (d) that the Vendor has, on or before the 30th day of April, 1987 released the Purchaser from the Purchaser's previous Offer to Purchase lands on Keefer Court;
- (e) the Purchaser has satisfied itself that there are no easements, rights-of-way, or restrictions affecting the lands which would in the Purchaser's opinion adversely affect its ability to utilize the lands for its purpose;
- (f) the Purchaser's Board of Directors has met and approved this purchase.

Should the above conditions not be satisfied or waived this transaction shall be at an end and the deposit forthwith returned to the Purchaser without deduction. The above conditions are for the benefit of the Purchaser and may be waived by it at any time.

This transaction includes special building covenants, agreements and restrictions which are set out on the pages attached hereto, which terms should be included in the Committee's resolution to City Council.

2. That Item 19 of the Sixth Report of the Planning and Development Committee as adopted by City Council on March 31, 1987 be rescinded. The approval of Item 1 above replaces the above mentioned purchase agreement dated February 26, 1987.

Willye

BACKGROUND

In adopting Item 19 of the Sixth Report of the Planning and Development Committee, City Council on March 31st, 1987 approved the sale of Part 10, 62R-6188 and Parts 15 and 16, 62R-6188 being 36-42 Keefer Court to Jim Pattison Industries Ltd.

Subsequently, Part 11, 62R-6188 being 26 Keefer Court became available as the Purchasers D. Blanchard and G. Stapleton wish to terminate the purchase agreement with the City due to a loss of a proposed tenant. This sale was conditional upon the Purchasers finding a suitable tenant to their satisfaction.

This department advised Mr. Bruce Law, agent for Jim Pattison Industries Ltd., that Part 11 was available. His client, as it turns out, was having difficulty in fitting their proposed building on 36-42 Keefer Court and expressed a desire to terminate the original transaction and purchase Part 10, 62R-6188 along with Part 11 in order to accommodate their building.

As reported previously, Mountain City News plans to build a 15,000 square foot or better warehouse building which will employ thirty-seven (37) people.

Attch.

c.c. - Mayor R.M. Morrow

c.c. - Mr. K.A. Rouff, City Solicitor

c.c. - Mr. E.C. Matthews, City Treasurer

c.c. - Mr. M. Chidley, Regional Surveyor

c.c. - Mr. S. Ghanem, Director Economic Development

- 6.1 The Purchaser acknowledges to the Owner that the Purchaser realizes that in addition to the sale price payable in this Offer to Purchase, there may be municipal, regional, governmental or provincial charges, fees, levies and rates to be paid by the Purchaser: in particular, without limiting the generality of the foregoing, the Purchaser realizes that he may also be required after the grant to him:
- (a) to pay municipal, realty and business taxes;
 - (b) to pay City Local Improvement Charges for City services such as streets, sidewalks and curbs;
 - (c) to pay Regional Local Improvement Charges for Regional services such as water supply, storm sewers and sanitary sewers;
 - (d) to pay Regional Special Charge (sewer impost fee), upon application for a building permit;
 - (e) to pay building permit application fee;
 - (f) to pay for storm and sanitary sewers, water lines, their connections and laterals under the street and under the Purchaser's property;
 - (g) to pay for the connection of all utilities to the premises;
 - (h) to prepare and obtain approval of site plans pursuant to The Planning Act prior to the issuance of a building permit and to enter into a site plan agreement, if requested by the municipality;
 - (i) to convey five percent (5%) of the land to the municipality for park purposes as a condition of development or redevelopment of the land for residential purposes;
 - (j) to apply for a re-zoning of the property in the event that the Purchaser's proposed use of the property is not permitted by the zoning by-law. Such application is subject to the approval of the City and the approval of the Ontario Municipal Board.
- 6.2 This Agreement may not be assigned by the Purchaser. In particular and without limiting the generality of the foregoing statement, it is understood and agreed that only the Purchaser named herein shall take title on closing and the Purchaser does not have the right to direct the Owner to convey the land to the Purchaser in trust, to the Purchaser and another or to a new third party.
- 6.3 In consideration for the grant of the hereinbefore described land to the grantee, in addition to payment of the sale price to the grantor, the grantee covenants and agrees to and with the grantor:
- 1. That the grantee shall commence construction of a building, having a minimum building area of 15,000 square feet, upon the hereinbefore described land by not later than March 24th, 1988
- Building area is the greatest horizontal area of a building within the outside surface of the exterior walls. Construction is considered commenced when the foundations have been installed as determined by the Office of the Building Commissioner.
- 2. That the grantee shall complete construction of the said building not later than March 24th, 1989
- The building is considered completed upon the issuance by the Office of the Building Commissioner of a Final Inspection Report.
- 3. In the event that the grantee does not comply with covenants 1 and 2 or either of them by the date(s) set out therein, the grantee covenants and agrees that the grantee shall sell the lands to The Corporation of the City of Hamilton, free and clear

Continued.....1(b)

- 1(b) -

of all charges, encumbrances, liens, claims or adverse interests whatsoever - if requested by the City, for the sale price herein, (without any interest) - less (a) the herein deposit; (b) the commission paid (if any) by the City to a real estate agent; (c) arrears of realty taxes (including the local improvement charges), penalty and interest owing on them - and further, without increase or compensation for costs of any improvements, additions, alterations, services or structures on, in or under the said lands.

- 6.4 The Purchaser agrees that the restrictions, covenants and agreements in paragraph 6.3 shall not merge upon the closing of this transaction but shall continue in full force and effect for the benefit of the Vendor, its successors and assigns.
- 6.5 The Purchaser agrees that the deed to him which he shall execute shall be subject to and include said paragraph 6.3 and its restrictions, covenants and agreements.

FOR ACTION

RECEIVED
30

FROM K.A. Rouff, City Solicitor
Chairman and Members
TO Planning & Development Committee

DATE 1987 March 31

Refer To File No. 1-54.221

Attention Of P.M. Eker

Your File No. _____

SUBJECT

By-law to update By-law No. 83-65.

RECOMMENDATION

That approval be given to a new Site Plan Control By-law under The Planning Act, 1983, updating and replacing Site Plan Control By-law No. 83-65 enacted under The Planning Act, R.S.O. 1980.

BACKGROUND

1. By-law No. 83-65 was enacted under the previous Planning Act, R.S.O. 1980, Ch. 379.
 2. The same provisions found in the 1980 Planning Act respecting site plan control have been transferred to The Planning Act, 1983, but some of the provisions have been renumbered.
 3. The proposed by-law does not substantially change what was previously found in By-law No. 83-65, but only makes reference to The Planning Act, 1983 and the revised numbering. It has also revised several words in S.4 of By-law No. 83-65 by changing "make recommendations to the owner for the bringing of", to "to require the owner to bring". The effect of the change is to authorize the Building Commissioner to require the owner to comply instead of recommending to the owner that he comply, as was the case under By-law No. 83-65.
- c.c. Mr. V. J. Abraham,
Director of Local Planning (4143)
- c.c. Mr. P. Kuppe,
Building Commissioner

40(ii)
(ii)

F O R A C T I O N

FROM P. KUPPE DATE 1987 April 9
TO J. THOMPSON Refer to File No. _____
Attention Of _____
Your File No. _____

SUBJECT

Demolition

RECOMMENDATION

That the Building Commissioner be authorized to issue demolition permits for the demolition of residential buildings as outlined below.

BACKGROUND

1. 42 Tragina South
2. 1339 Upper Wellington

BUILDING DEPARTMENT

DEMOLITION APPLICATIONS

CATEGORY "A" - PROPOSED USE OF

LAND IS PERMITTED BY PRESENT ZONING

DATE: 1987 April 9

ITEM	ADDRESS	PRESENT USE	PROPOSED USE	LOT SIZE	ZONE	RECOMMENDATION
1.	42 Tragina South	S.F.D.	S.F.D.	30 x 100	"C"	It is recommended that the Committee approve demolition.
2.	1339 Upper Wellington	S.F.D.	Parking Lot (For Bethel Tabernacle Church)	64 x 672	"AA"	It is recommended that the Committee approve demolition. Demolition was completed before permit issued. Owner charged and fined.
						PETER C. LAMPMAN, P. ENG., DIRECTOR OF PLAN EXAMINATION

F O R A C T I O N

4a (iii)

FROM J. Thompson DATE 1987 April 9
TO P. Kuppe Refer to File No. _____
Attention Of _____
Your File No. _____

SUBJECT

Demolition

RECOMMENDATION

It is recommended that this application be tabled until zoning application is approved.

BACKGROUND

13 & 15 Ferrie Street East

(0801g)



THE CORPORATION OF THE CITY OF HAMILTON

DEPARTMENT OF BUILDINGS

HAMILTON, ONTARIO

Date: 1987 April 9

REPORT TO THE PLANNING & DEVELOPMENT COMMITTEE

DEMOLITION APPLICATION

CATEGORY "B" - NO IMMEDIATE REDEVELOPMENT IS PROPOSED
BUT IS UNECONOMICAL TO MAINTAIN THE EXISTING RESIDENTIAL
PROPERTY.

Map: E-2
Zone: "DE-3"
Lot Size: 54 x 120

ADDRESS: 13 & 15 Ferrie Street East

PRESENT USE: Two Family Dwelling

PROPOSED USE: Parking Lot (for Genesee Hotel at James St. N.)

OWNER: Thomas Kisic Trustee, c/o 468 James St. N.

COMMENTS: Owner has applied for application to rezone the
property to an "H" district. (Zoning Application
86-46)

RECOMMENDATION: It is recommended that this application be tabled
until zoning application is approved.

PETER C. LAMPMAN, P.Eng.
Director of Plan Examination

for PAUL KUPPE, P.Eng.
Building Commissioner

RD/ggf
(0901g)

5d.

F O R A C T I O N

FROM E. W. Kowalski, Director
Community Development

TO Planning & Development Committee

DATE 1987 March 24

Refer To File No. 800-0014.2

Attention Of _____

Your File No. _____

SUBJECT

Downtown Promenade Business Improvement Area (B.I.A.);
Revised Board of Management

RECOMMENDATION

- i) That by-law #86-73 appointing the Downtown Promenade Business Improvement Area Board of Management be amended to delete the following names:

P. Roberts Continental Bank of Canada

T. Olver Guaranty Trust Company

And, add the following:

B. Hanna Guaranty Trust

- ii) That, the City Solicitor be authorized and directed to amend by-law #86-73 pursuant to (i) above.

E. W. Kowalski

BACKGROUND

As stated in Section 217, Sub-section 6 and 8 of the Municipal Act:

- (6) "A Board of Management....is a body corporate and shall consist of such a number of members appointed by Council"
- (8) "Where a vacancy occurs from any cause, the Council shall appoint a person qualified"

A Board of Management is attached.

DOWNTOWN HAMILTON BUSINESS IMPROVEMENT AREA

BOARD OF MANAGEMENT

Barry Massey, chairman
Royal Connaught Hotel
112 King St E
Hamilton L8N 1A8 / 527-5071

Ray Harris, vice-chairman
Harris & Henderson
92 King St E
Hamilton L8N 1A8 / 528-424

Joe Ross, past chairman
Ross' Ladies Wear
149 King St E
Hamilton L8N 1B1 / 527-4013

Bernard K. Hanna, treasurer
Guaranty Trust
5 King St E
Hamilton L8N 3N9 / 525-3630

Jordan Livingston, liaison
Jordan Livingston Furs
140 King St E
Hamilton L8N 1B2 / 528-1177

Paul Pappas, special events
Grapes & Things
103 King St E
Hamilton L8N 1A9 / 526-1121

Tony Miele
Holiday Inn
150 King St E
Hamilton L8N 1A8 / 528-3451

Ald. William McCulloch
City Hall
79 Main St W
Hamilton L8N 3T7 / 526-2700

Daniel Marissen, admin.,
Durwood Jones Barkwell
105 Main St E
Hamilton L8N 1G6 / 525-9520

Marvin Caplan, advertising,
Marvin Caplan's Mens Wear
140 King St E
Hamilton L8N 1B2 / 522-0633

Don Wessel, street beaut.,
Monarch Properties
140 King St E
Hamilton L8N 1B2

Mary Pocius, member services
Park Place
1 Hughson St N
Hamilton L8R 3L5 / 526-8472

Wilf Gerofsky
Leeds of Hamilton
125 King St E
Hamilton L8N 1A9 / 525-6267

Paul Sefarian
Paul's Shoe Repair
17 John St N
Hamilton L8R 1H1 / 529-8696

Martin Kampen
F W Woolworth
19 King St E
Hamilton S 1A1

Ald Vince Agro
City Hall
79 Main St W
Hamilton L8N 3T7 / 526-2700

52.

SUBJECT

RECOMMENDATION

Leucis

Planning and Development
Committee

Ontario Home Renewal Programme

1. V. Makarewicz
298 East 36th Street
2. M. Cohen
53 Paradise Road North
3. P. Kawulka
316 East 43rd Street
4. J. O'Keefe
182 Belmont Avenue
5. A. Lozecki
68 Winchester Blvd.
6. R. Bewley
808 Tenth Avenue
7. H. Moore
45 Fernwood Crescent
8. A. Foster
14 Sinclair Court
9. K. Graham
558 Beach Blvd.

Hamilton Rehabilitation Programme

1. J. Start
67 Lilacside Drive

59.

DATE 1987 April 09

Refer To File No. 800-0014.2
800-0602

Your File No. _____

Regional Tourism and Community Information Centre

- i) That, Regional Council be requested to approve as the best location for the proposed Tourism and Community Information Centre, the new building at the north-east corner of King and Catharine Streets. This Information Centre to also include Hamilton Street Railway ticket sales and bus driver rest area, as referenced in the attached leasing information provided by Lounsbury Realty Limited, Realtor. (Schedule "A").
- ii) That, Regional Council give Economic Development and Hamilton Street Railway the authority to proceed with lease negotiations and co-ordination of renovations on unit #1 of the proposed site.
- iii) That, the Regional Municipality of Hamilton-Wentworth approach the Downtown Promenade Business Improvement Area to sub-lease space for their main office in this location.

NOTE: As the Committee members are aware, the Tourism and Community Information Centre is Regional initiative being investigated by the Economic Development Department. In order to facilitate the finding of a location for the Centre, various City and Regional staff have been working together under the jurisdiction of the Planning and Development Committee via the Downtown Action Plan Co-ordinating Committee.

F. Kuntz

As early as 1984 June 28, the Downtown Action Plan Co-ordinating Committee has been reviewing possible locations for a Regional Tourism Centre.

Since that time, the Regional Planning and Development Department and the City's Real Estate Department have been investigating locations on King Street East between James and Mary Streets.

City Council approved a recommendation from the Planning and Development Committee 1984 November 13, requesting that the Region establish a Tourism and Community Information Centre. Subsequent to this, in June 1986, the Downtown Action Plan Co-ordinating Committee identified a need for a Tourism and Community Information Centre in the downtown. Such a facility would include: tourist information, H.S.R./C.C.L. ticket sales, bus drivers rest area and Downtown Promenade Business Improvement Area offices.

Staff were directed to assess the merits of a number of sites and it appears, through a lengthy investigation, that the best possible location for the Tourism and Community Information Centre would be the new development at the north-east corner of King and Catharine Streets.

A meeting of the two principle users, the Hamilton Street Railway and the Economic Development Department was held 1987 April 07 with the Real Estate Department and the Planning and Development Department, and these users indicated that this location would be most suitable.

The Downtown Hamilton Action Plan Co-ordinating Committee, at its meeting held 1987 April 08, recommended the above.

cc: V. Abraham, Director
Planning Department
ATTENTION: C. Floroff, Planner

cc: H. Schweinbenz, Commissioner of Transportation
H.S.R.

cc: S. Ghanem, P. Eng., Director
Economic Development Department
ATTENTION: G. Macaluso, Manager, Visitor and Convention Services

cc: P. Emmorey, Downtown Promenade Business Improvement Area

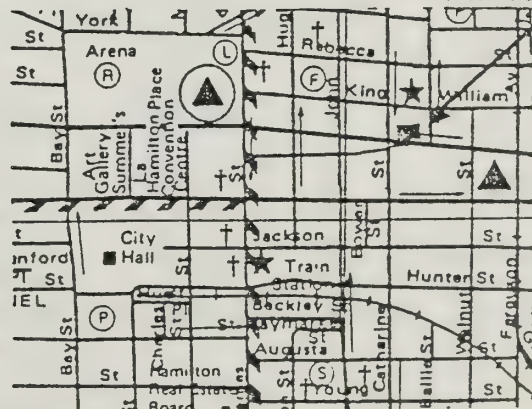
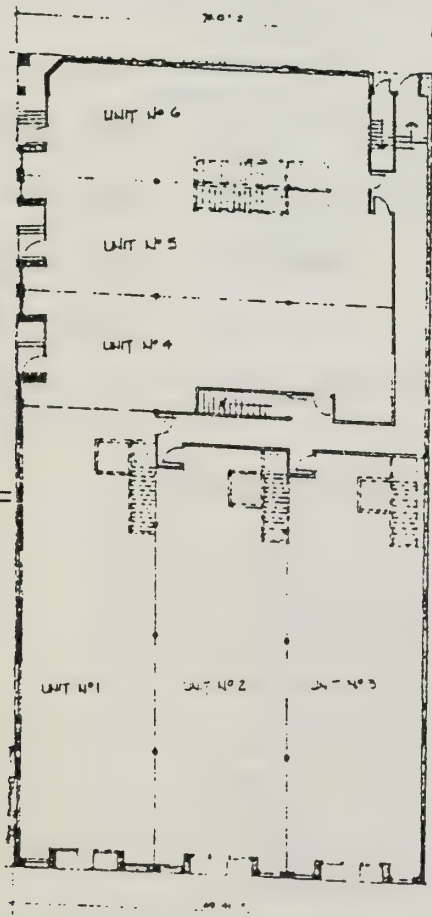
SCHEDULE "A"

PRIME RETAIL SPACE FOR LEASE

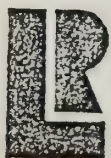
DOWNTOWN HAMILTON, ONTARIO



SUBJECT
127-135 KING ST. E.



- New efficiently designed building.
- King Street East corner of Catharine Street.
- Across from Holiday Inn and Royal Connaught Hotels.
- High Pedestrian and Automobile traffic.
- Units from 1,246 sq. ft. to 5,946 sq. ft.
- Rental rates from \$10.00 net to \$22.00 net.
- Lower level space available at \$3.00 net.
- Parking available on adjacent lot.
- Occupancy early 1987.



LOUNSBURY REALTY LIMITED, REALTOR

David H. Blanchard, F.R.I., C.P.M.

(416) 528-8541

RETAIL LEASING OPPORTUNITY

DOWNTOWN HAMILTON

CORNER OF KING EAST AND CATHARINE NORTH

UNIT	ADDRESS	USEABLE S.F. GROUND LEVEL	^{ABLE} RENTAL S.F. GROUND LEVEL	TOTAL NET RATE S.F.	MO. RENT	ANNUAL RENT
1	127 King St. E.	1731	2083	\$22	\$3818.84	\$45,826.08
2	129 King St. E.	1602	1904	\$20	\$3173.34	\$38,080.08
3	135 King St. E.	1673	1959	\$20	\$3259.00	\$39,108.00
4	2 Catharine St. N.	1159	1317	\$10	\$1097.50	\$13,170.00
5	4 Catharine St. N.	1238	1419	\$10	\$1182.50	\$14,190.00
6	6 Catharine St. N.	1103	1246	\$12	\$1246.00	\$14,952.00

Lower level space available at \$3.00 Net

7835 S.F. Rentable

For further information and building specifications contact:

DAVID BLANCHARD

528-8541

RECEIVED
JUN 11 1988

COMMERCIAL BUILDING
KING AND CATHERINE STREETS
HAMILTON, ONTARIO
RENEWAL FILE NO.7829X1
REVISION NO.1

LOUNSBURY

THE LEASE TO INCLUDE:

BUILDING GENERAL

Brickfaced exterior walls with concrete block backup. 2" fibreglass insulation.
Steel floor and roof support structure.
Steel roof deck, 3" roof insulation, built-up roofing.
Baked-on finish aluminum mansard roof parapet.
Concrete floors.
Sealed insulating glass in wood framed windows
Exterior doors and hardware.
Painted sign boards by Owner (Lettered by Lessee).
Lighting above signs.
Building fully sprinklered, both floors

COMMON AREA FIRST FLOOR (EXIT AND ACCESS CORRIDOR)

Floor - vinyl composition tile
Walls - 1/2" drywall to U/S of roof deck on 3-5/8" metal studs
Ceiling - 2X4 lay in
Lighting
- 2X4 fluorescent
- Emergency lighting (battery packs)
- Exit lighting
- Receptacles
Exterior Exit Doors
- Metal frames with H.M. door
- Panic hardware

LEASED SPACES INTERIOR (FIRST FLOOR)

Demising walls 1/2" drywall, prime painted
Rear door
Exit light at rear
Concrete floor
Provision for stairs to basement in each unit
Provision for washroom in each unit
60 amp 575 volt service for each unit with disconnect, meterage and splitter in electrical room. Splitter and 1 disconnect for each store for A/C unit.
Rooftop heating and cooling unit for each unit. 575 V 3 phase connected to store splitter

COMMON AREA (EXIT ACCESS CORRIDOR)

Exit stairs

- steel, metal pan and concrete treads

Floor

- vinyl composition tile on concrete

Walls

- 1/2" drywall to U/S of floor deck on 3-5/8" metal studs

Ceiling

- 2X4 lay-in 1 hr. rated

Lighting

- 2X4 fluorescent (recessed)

Exit Lights

Emergency lighting

Receptacles

LEASE SPACE INTERIOR (BASEMENT)

Ventilation and heating to 60°F

2X4 lay in 1 hr. rated ceiling

Demising walls 1/2" drywall prime painted

Concrete floor

Exit lighting

Emergency Lighting

- 1-4' 2-lamp fluorescent strip lamp switched at door for each basement unit

NOT INCLUDED IN LEASE

INTERIOR WORK BY TENANT (FIRST FLOOR)

Air distribution duct work from A/C unit

Interior partitions

Floor covering (carpet or tile)

Washroom rough-in and hookup to drain and cold water line

Provision of hot water

Painting

Lighting

Receptacles

Power panels,

- 575/120/208 V transformer complete with disconnect, and any other necessary disconnects
- Emergency lighting (battery unit) and any other necessary disconnects

INTERIOR WORK BY TENANT (BASEMENT)

Lighting (surface or 1 hr. rated) fed from panel in first floor area

Heating above 60°F

Floor covering (vinyl or carpet)

Painting

5h.

F O R A C T I O N

FROM Mr. E. W. Kowalski, Director,
Department of Community Development **DATE** 1987 April 10

TO Planning and Development Committee **Refer To File No.** 800-0014.8

Attention Of _____

Your File No. _____

SUBJECT

Jamesville Business Improvement Area's 1987 Estimated Expenditures.

RECOMMENDATION

- (i) That the Jamesville B.I.A.'s Board of Management, be directed to refund to the City Treasurer, the amount of remaining unpaid levies for 1986 of approximately \$6,000. as at 1987 March 31.
- (ii) That subject to (i) above, the Jamesville B.I.A.'s 1987 estimate of expenditures of \$24,500. be approved.

E. Kowalski

BACKGROUND

On 1987 February 03, the Jamesville B.I.A. submitted a letter to the Department of Community Development (attached as Schedule 'A'), stating that the B.I.A. has a surplus from their 1986 budget of \$30,000. Their 1987 estimate of expenditures (attached as Schedule 'B'), equals \$24,500. (The difference being \$5,500.). The City's present procedure with all other B.I.A.'s has been to deduct the amount of the previous year's unpaid levies from their schedule of payments for the current year. Since the Jamesville B.I.A. will not be requiring any additional monies from the City Treasurer, this procedure cannot be followed.

The Treasury Department then sent a memo to the Community Development Department dated 1987 February 25 (attached as Schedule 'C'), requesting that the B.I.A. forward the amount of unpaid levies to the City Treasurer.

The B.I.A.'s Board of Management discussed the unpaid levies on March 02, which were, at that time, \$10,904.13 and have since been reduced due to payment by some of the members and decided to table the matter.

BACKGROUND continued

Mr. E. W. Kowalski, Director of Community Development, forwarded the attached letter dated 1987 March 06 (Schedule 'D'), to the Jamesville B.I.A.'s Board of Management outlining the appropriate legislation in the Municipal Act, Section 217, explaining the issue of the 1987 budget as it relates to the unpaid levies for 1986 and suggesting that a meeting could be arranged with the appropriate City officials to review the City's position. Subsequently, the Jamesville B.I.A. sent a letter dated 1987 March 25 (attached as Schedule 'E'), to arrange a meeting at the Jamesville B.I.A.'s office with Mayor R. Morrow, Alderman Agro, Alderman McCulloch, Mr. L. Sage, Mr. E. Matthews and Mr. E. Kowalski.

Staff from the Department of Community Development and Treasury Department met with representatives from the Jamesville B.I.A.'s Executive, 1987 April 01 to discuss the amount of unpaid levies from 1986. The Board members stated that they would review this situation with the rest of their Board of Management on 1987 April 06 and provide the City with a decision.

The Board of Management held a closed meeting. Subsequent to the meeting, they reported that the issue of whether or not to pay back the 1986 levies would be discussed at the next regularly scheduled Board of Management meeting to be held at the beginning of May. (See the attached letters dated 1987 April 08, Schedule 'F').

The Ontario Municipal Act, Sub-section 10, Section 217 states that "A Board of Management established under subsection (1) shall submit to the Council its estimates for the current year at the time and in the form prescribed by Council and may make requisitions upon the Council for all sums of money required to carry out its powers and duties, but nothing herein divests the Council of its authority with reference to rejecting such estimates in whole or in part...".

Similarly, Sub-section 11 states "The Board of Management shall not expend any monies not included in the estimates approved by Council....".

In order that Council not delay the B.I.A.'s current expenditures, the Department of Community Development suggests that the Committee approve the 1987 expenditures as long as there are sufficient funds available in the B.I.A.'s accounts to submit to the City, the amount of monies still owing from the 1986 unpaid levies.

For the Committee's information, City Council approved the 1986 Schedule of Payments as follows:

BACKGROUND continued

1st January	\$10,000.00
1st March	\$10,000.00
1st April.....	\$10,000.00
1st May.....	\$10,000.00
1st June.....	\$ 9,000.00

TOTAL	\$49,000.00
--------------------	--------------------

Attached as Schedule 'G' is a copy of a letter from the Treasury Department advising that the City has collected approximately \$5,000. of the outstanding arrears.

JAMESVILLE

Business
Improvement
Area

February 03, 1987

DEPARTMENT OF COMMUNITY DEVELOPMENT
City Hall
Hamilton - Ontario

Att. Mr. E Kowalski, Director

Re. JAMESVILLE - B.I.A. BUDGET 1987

Feb 10/87

800-0014.8

787/19

57/2/12

Dear Sir:

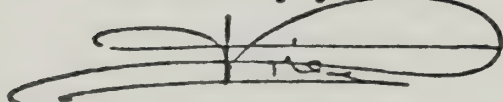
We are pleased to enclose our 1987 Budget to be submitted for approval by the Hamilton City Council.

Due to the good administration of this Board we have a surplus of \$30,000.00 (THIRTY THOUSAND DOLLARS), from our 1986 Budget, that will be used against our 1987 estimated Budget of \$24,500.00.

Based on this the Levy for 1987 JAMESVILLE B.I.A. Merchants is 0 dollars.

Thanking you in advance for all of your attention on this matter we remain

Sincerely yours



Philip Viana
Treasurer - Jamesville B.I.A.

BUDGET 1987

Cristmas Lights	\$5,500.00
Advertising	10,000.00
Street Beautification	4,000.00
Administration	5,000.00

Total \$24,500.00

A handwritten signature in dark ink, consisting of a series of loops and a vertical line, located at the bottom left of the page.

MEMORANDUM • CITY OF HAMILTON

TO : Mr. E. W. Kowalski
Director of Community Development
Attention: Mr. D. Dube

YOUR FILE:

FROM : Mr. D. J. Goodman
Assistant Supervisor of Taxation

OUR FILE : 10AB-TX11

SUBJECT : JAMESVILLE BUSINESS IMPROVEMENT AREA DATE : 1987 February 25

In accordance with the present procedure any current year overpayment to a Business Improvement Area is to be recovered out of the first budget payment made in the following year.

As the Jamesville Business Improvement Area has struck a NIL budget for 1987, we are unable to implement this policy. Therefore, would you please request from the Jamesville Board of Management a cheque in the amount of \$10,904.13. Please note that the enclosed statement was forwarded to Mr. Phil Viana, Treasurer on 1987 January 30 providing calculations indicating how this figure was arrived at.

As requested through you by the Board of Management and in accordance with Council policy passed Tuesday, February 10, 1987, I have forwarded all outstanding Business Improvement Area accounts to our collection agency for further collection action.

Should any monies be received a cheque will be prepared and forwarded to the Board of Management.

I trust you will find the above satisfactory.

DATE FEB. 27/87
FILE NO. 800-0014.8
LETTER NO. 790/24
FILE 87/03/02
87/2/27 EXEC.
CD


DJG/cc
Encl.

City of Hamilton
Treasury

JAMESVILLE BUSINESS IMPROVEMENT AREA
For the Year 1986
as at December 31, 1986

	<u>1986</u>
Levy	\$49,000.00
Supplementary Levy	<u>7,087.61</u>
Total Levy	\$56,087.61
Less: Cancellations in 1986	<u>3,776.98</u>
Amount Collectible	<u>\$52,310.63</u>
Amount Collected in 1986	\$38,095.87
Amount Paid in 1986	<u>49,000.00</u>
Current Year Overpayment to be recovered in 1987	<u>\$10,904.13</u>
Revenue Uncollected (amount collectible less amount collected in 1986)	<u>\$14,214.76</u>

1987 January 29

DJG/ce

P



THE CORPORATION OF THE CITY OF HAMILTON

DEPARTMENT OF COMMUNITY DEVELOPMENT

P.O. BOX 2040
HAMILTON, ONTARIO
L8N 3T4
TEL 526-4540

1987 March 06

Mr. D. Robbins, Chairman
Jamesville B.I.A.
238 James Street North
Hamilton, Ontario
L8R 2L3

Dear Sir:

Re: Jamesville Business Improvement
Area Budget - 1987

The Jamesville B.I.A., Board of Management, at its meeting held 1987 March 02 tabled any action with regard to the budget for 1987. I am attaching for your information a copy of the letter from the Treasury Department dated 1987 February 25, wherein they requested a cheque in the amount of \$10,904.13. As pointed out by D. Dube, Department of Community Development, the budget should reflect and balance with the original approval for 1986 of \$49,000. Therefore, the proposed budget request from Jamesville B.I.A. should be \$49,000.00, less \$19,000.00 for the 1986 budget, less \$10,904.13 for over payment. Proposed 1987 budget, \$19,100.00.

Also enclosed for your information are copies of Section 217 of The Ontario Municipal Act, Sub-section 10 dealing with estimates and Sub-section 12 dealing with borrowing restrictions on incurring indebtedness.

As you are aware, City Council has authorized the Treasury Department to proceed with the collection of the outstanding amounts through a collection agency. The money collected will be forwarded to the Jamesville B.I.A.

continued.....

Mr. D. Robbins,
Chairman, Jamesville B.I.A.
87.03.06

- 2 -

.....continued

Alderman McCulloch has requested a meeting with yourself or representative, together with Alderman J. Smith, Chairman, Planning and Development Committee and the writer to discuss the 1987 budget. Please contact me to arrange the meeting as soon as possible.

For your information if the budget is approved by Planning and Development Committee at its meeting scheduled for March 11, then this matter could be approved by City Council on March 31, which would permit the Jamesville B.I.A. to proceed with expenditures as of April 01.

Yours very truly,

E. W. Kowalski

E. W. Kowalski
Director

EWK:hm

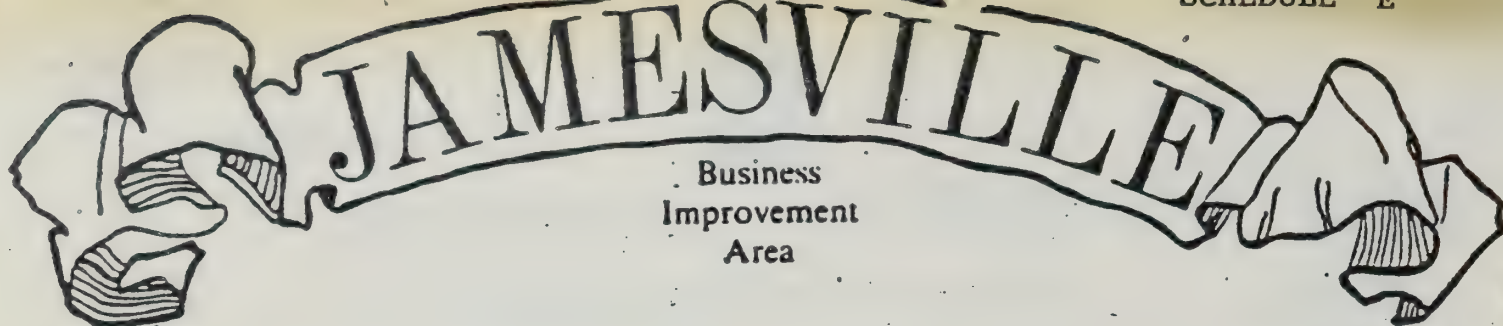
Encl's.

c.c. Alderman V. Agro
Ward Two

c.c. Alderman W. M. McCulloch
Ward Two

c.c. Alderman J. Smith, Chairman,
Planning and Development Committee

c.c. Mr. S. Leon, Vice-President
Jamesville B.I.A.



March 25, 1987

Mr. Ed Kowalski,
Director of Community Development
City of Hamilton

Mr. Kowalski,

The Board of Management of the Jamesville BIA has reached a decision regarding a request by the City of Hamilton for return of approximately \$10,000 representing unpaid 1986 levies. The Executive Committee of the Jamesville BIA (President Doug Robbins, Vice-President Sid Leon, Treasurer Phil Viana, Secretary Harvey Organ) wishes to discuss this matter with you and other City representatives to determine a reasonable course of action.

We welcome yourself, Mayor Robert Morrow, Alderman Vince Agro, Alderman Wm. McCulloch, Mr. Lou Sage, and Mr. Ed Matthews to meet with us on Wednesday, April 1st at 6pm. at the Jamesville BIA office, 346 James St. N. This will be a closed meeting.

The full agenda for the meeting will be: 1) return of advanced levies, 2) unpaid levies, 3) identification of delinquents, 4) present & future action taken to recover levies, 5) status of 1987 proposed budget.

It is hoped that through this meeting a few unresolved matters will be clarified in order to allow the Jamesville BIA to proceed with its intended objective, a revitalized James Street North. Therefore your attendance is strongly requested. Please confirm your attendance through the BIA office at 521-1847.

On behalf of the Jamesville Board of Management,

Lawson Hunter
Manager, Jamesville BIA

RECEIVED
MARCH 25/87
521-1847
LETTER TO K5117
FILE 11-2603-97
ENC 8/2/87

PROJECT HEADQUARTERS OF THE JAMESVILLE BIA
346 JAMES ST. N. PHONE: 521-1847



April 8, 1987

Mr. Ed Kowalski
Director
Department of Community Development
City Hall
Hamilton

Dear Ed,

The Jamesville BIA Board of Management has instructed me to send this letter requesting that the Department of Community Development proceed without delay in the presentation of the Jamesville BIA 1987 proposed Budget to the Planning & Development Committee at its next scheduled meeting.

We also wish to inform you that a special sub-committee has been formed to deal with this issue, and the proposed budget. If you wish to arrange for a meeting with this committee to discuss our budget please call me at 527-7844 to arrange for a meeting.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jerry Sherman", is written over a horizontal line.

Jerry Sherman

.JS :lh

cc. Doug Robbins, president
Jamesville B.I.A.

Alderman V. Agro Ward 2

Alderman W.M. McCulloch Ward 2

Alderman J. Smith, Chairman,
Planning and Development Committee



April 8, 1987

Mr. Ed Kowalski
Director
Department of Community Development
City of Hamilton

Dear Ed,

Please accept this as the formal response to a request from the City of Hamilton Treasury Department (dated Feb. 25th) that the Jamesville BIA remit \$10,904.13 for levy overpayment, and to your letter dated March 6, 1987.

I have been instructed by the Jamesville Board of Management to inform you that the Board is aware that the Treasury Department is in the process of collecting past due levies. At our April 1st meeting, Mr. Terry Daw and Mr. Doug Goodman made the Board aware of the fact that over \$4700 had indeed been collected thusfar.

The Board of Management also wishes me to inform you that following the next Board meeting (May 4th) a cheque will be issued to the City of Hamilton for the full amount representing unpaid Jamesville levies, as of that date. Your department or the Treasury Department can assist us by having that figure available for the May 4th meeting. The cheque will be issued May 8th, 1987.

This action follows an unanimous decision by the Jamesville Board of Management per the April 6th meeting.

Sincerely,

Lawson Hunter
Jamesville BIA Manager

cc. T.W. Daw, Manager of Revenue
D. Goodman, Assist. Spr. Business Tax
Doug Robbins, Jamesville BIA President
Sid Leon, Jamesville BIA Vice-President
Alderman V. Agro
Alderman W.M. McCulloch

MEMORANDUM • CITY OF HAMILTON

TO : Mr. E. W. Kowalski
Director of Community Development YOUR FILE:

FROM : Mr. D. J. Goodman
Assistant Supervisor of Taxation OUR FILE : 10AB-TX11

SUBJECT : 1986 ARREARS COLLECTIONS DATE : 1987 April 9
JAMESVILLE BUSINESS IMPROVEMENT AREA

This is to confirm that as at March 31, 1987 the City has collected approximately \$5,000.00 of the outstanding arrears pertaining to the 1986 Business Improvement Area levy for Jamesville.


DJG/ce

ONTARIO MUNICIPAL ACT - SECTION 217

217:—(1) The council of a local municipality may pass Improvement Area may be designated by by-law by-laws designating an area as an improvement area and may by by-law establish for any business in the area a Board of Management to which may be entrusted, subject to such limitations as the by-law may provide, the improvement, beautification and maintenance of municipally owned lands, buildings and structures in the area, beyond such improvement, beautification and maintenance as is provided at the expense of the municipality at large, and the promotion of the area as a business or shopping area.

(2) Before passing a by-law designating an improvement area, notice of the intention of the council to pass the by-law shall be sent by prepaid mail to every person occupying or using land for the purpose of or in connection with any business in the area who is shown in the last revised assessment roll of the municipality as being assessed for business assessment within the meaning of the *Assessment Act*.

R.S.O. 1980,
c. 31

(3) Unless a petition objecting to the passing of the by-law referred to in subsection (2), signed by at least one-third of the persons entitled to notice as set out in subsection (2), representing at least one-third of the assessed value of the lands in the area that is used as the basis for computing business assessment, is received by the clerk within two

months next following the latest day of the mailing of any such notices, the council may pass the by-law, but, if such a petition is received by the clerk within such time, the council shall not pass the by-law.

(4) Subject to subsection (3), where a petition objecting to the passing of a by-law referred to in subsection (2) signed by one or more persons entitled to notice as set out in that subsection is received by the clerk of the municipality within thirty days next following the latest day of the mailing of any of such notices, the by-law shall not come into force without the approval of the Municipal Board.

Approval
of
O.M.B.

(5) The sufficiency of the petition described in this section shall be determined by the clerk and his determination shall be evidenced by his certificate and when so evidenced is final and conclusive.

Sufficiency
of petition
determined
by clerk

(6) A Board of Management established under subsection (1) is a body corporate and shall consist of such number of members appointed by council as the council considers advisable, at least one of whom shall be a member of the council and the remaining members shall be individuals assessed for business assessment in respect of land in the area or nominees of such individuals or of corporations so assessed.

Board of
Management

(7) Each member shall hold office from the time of his appointment until the expiration of the term of the council that appointed him, provided he continues to be qualified, as provided in subsection (6).

Term of
office

(8) Where a vacancy occurs from any cause, the council shall appoint a person qualified as set out in subsection (6) to be a member, who shall hold office for the remainder of the term for which his predecessor was appointed.

Vacancy

(9) The members shall hold office until their successors are appointed and are eligible for reappointment on the expiration of their term of office.

16cm

(10) A Board of Management established under subsection (1) shall submit to the council its estimates for the current year at the time and in the form prescribed by council and may make requisitions upon the council for all sums of money required to carry out its powers and duties, but nothing herein divests the council of its authority with reference to rejecting such estimates in whole or in part or providing the money for the purposes of the Board of Management and when money is so provided by the council the treasurer shall, upon

Estimates

6.

FOR ACTION

FROM Planning and Development Department

DATE April 6, 1987

TO Planning and Development Committee

Refer To File No. CI-87-A

Crerar Neighbourhood

Attention Of V. J. Abraham

SUBJECT

Request for a change in zoning from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Detached Dwellings) District, modified, for the property located on the west side of Upper Wentworth Street in the area north of Pescara Avenue. The purpose of the proposed rezoning is to permit the development of the subject lands with those lands to the north for townhouses or small lot single-family detached dwellings.

RECOMMENDATIONS

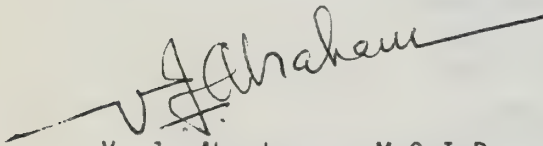
1. That approval be given to City Initiative 87-A, requesting a change in zoning from "AA" (Agricultural) District to "R-4" (Small Lot Single-Family Detached Dwellings) District, modified to permit the development of the subject lands with those lands to the north for townhouses or small lot single family detached dwellings for the property located on the west side of Upper Wentworth Street, in the area north of Pescara Avenue, as shown on the attached map marked as "APPENDIX A", on the following basis:
 - i) That the lands be rezoned from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Detached Dwellings) District;
 - ii) That the "R-4" (Small Lot Single Family Detached Dwellings) District regulations as contained in Section 9A of Zoning By-law No. 6593 applicable to the subject lands be modified to include the following variance as a special requirement:
 - a) Notwithstanding Section 9A (1)(a) of By-law No. 6593, townhouses subject to the "RT-10" District provisions of Section 10D shall be permitted;
 - iii) That the amending By-law be added to Section 19B of Zoning By-Law No. 6593 as Schedule S- , and that the subject lands on Zoning District Map E-18B be notated S- ;
 - iv) That the City Solicitor be directed to prepare a by-law to amend Zoning By-law No. 6593 and Zoning District Map E-18B;
 - v) That the proposed change in zoning is in conformity with the Official Plan for the Hamilton Planning Area.

2. That Site Plan Control By-Law 79-275 be amended by adding the subject lands and those lands to the north, as shown on the attached map marked as APPENDIX "B", to Schedule "A" for townhouse development only.

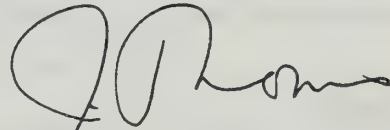
EXPLANATORY NOTE

The purpose of this By-law is to provide for a change in zoning from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Detached Dwellings) District, modified, for the property located on the west side of Upper Wentworth Street, in the area north of Pescara Avenue, as shown on the attached map marked as APPENDIX "A".

The effect of this By-law is to permit the development of the subject lands with those lands to the north for townhouses or single-family detached dwellings.



V. J. Abrahamam, M.C.I.P.
Director of Local Planning



J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

LOT SIZE AND AREA

- o 10.37 m (34.02 ft.) of lot frontage;
- o 56.06 m (183.92 ft.) of lot depth; and
- o 581.34 m² (6,257.72 sq. ft.) of lot area.

LAND USE AND ZONING

	<u>EXISTING LAND USE</u>	<u>EXISTING ZONING</u>
<u>Subject Lands</u>	Vacant	"AA" (Agricultural) District
<u>Surrounding Lands</u>		
To the north	Vacant	"R-4" (Small Lot Single-Family Detached Dwellings) District

To the south	Vacant	"G" (Neighbourhood Shopping Centre) District
To the east	Vacant	"AA" (Agricultural) District
To the west	Single family dwellings	"D" (Urban Protected Residential - One and Two Family Dwellings etc.) District
		"C" (Urban Protected Residential, etc.) District

OFFICIAL PLAN

The subject lands are designated "Residential". The proposal complies.

NEIGHBOURHOOD PLAN

The subject lands are designated to "Attached Housing" in the Approved Crerar Neighbourhood Plan. The proposal complies.

BACKGROUND

The Real Estate Department wishes to sell this remnant parcel of land to Stone Church Holdings Limited, the owners to the north of the subject lands.

COMMENTS RECEIVED

- o The Building Department, Traffic Department, and Hamilton Region Conservation Authority have no comments or objections.
- o The Hamilton-Wentworth Engineering Department has advised in part that:

"We would recommend, as a condition of approval, the following:

- 1) That sufficient lands to establish the property line 18.29 m (60 ft.) from the centre line of the original road allowance, presently owned by the City, be transmitted to the Region for road widening purposes.

- 2) That appropriate steps be taken to lift the 0.348 m (1 ft.) reserve to Sirente Drive, prior to any development." (See attached letter for comments.)

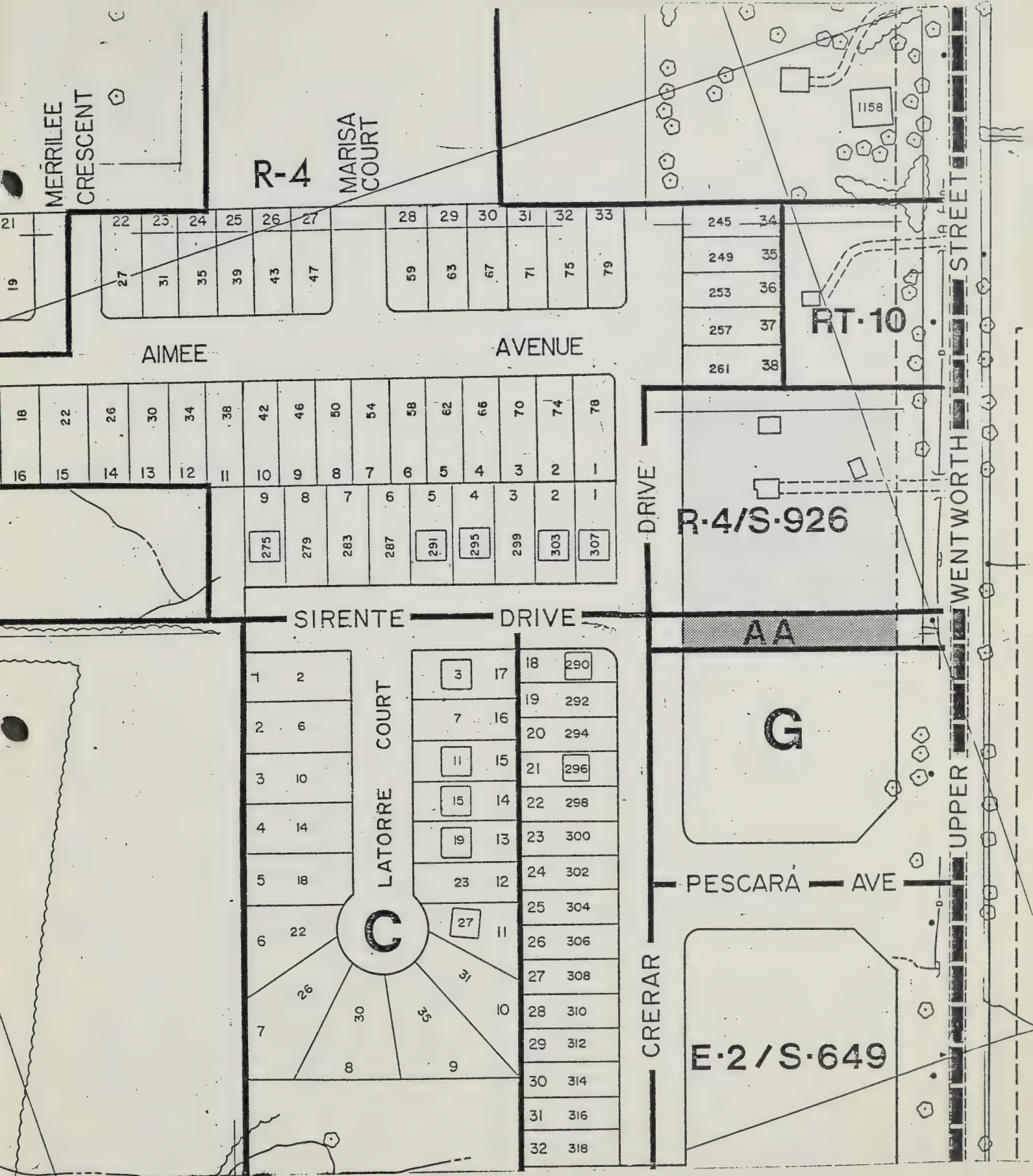
COMMENTS

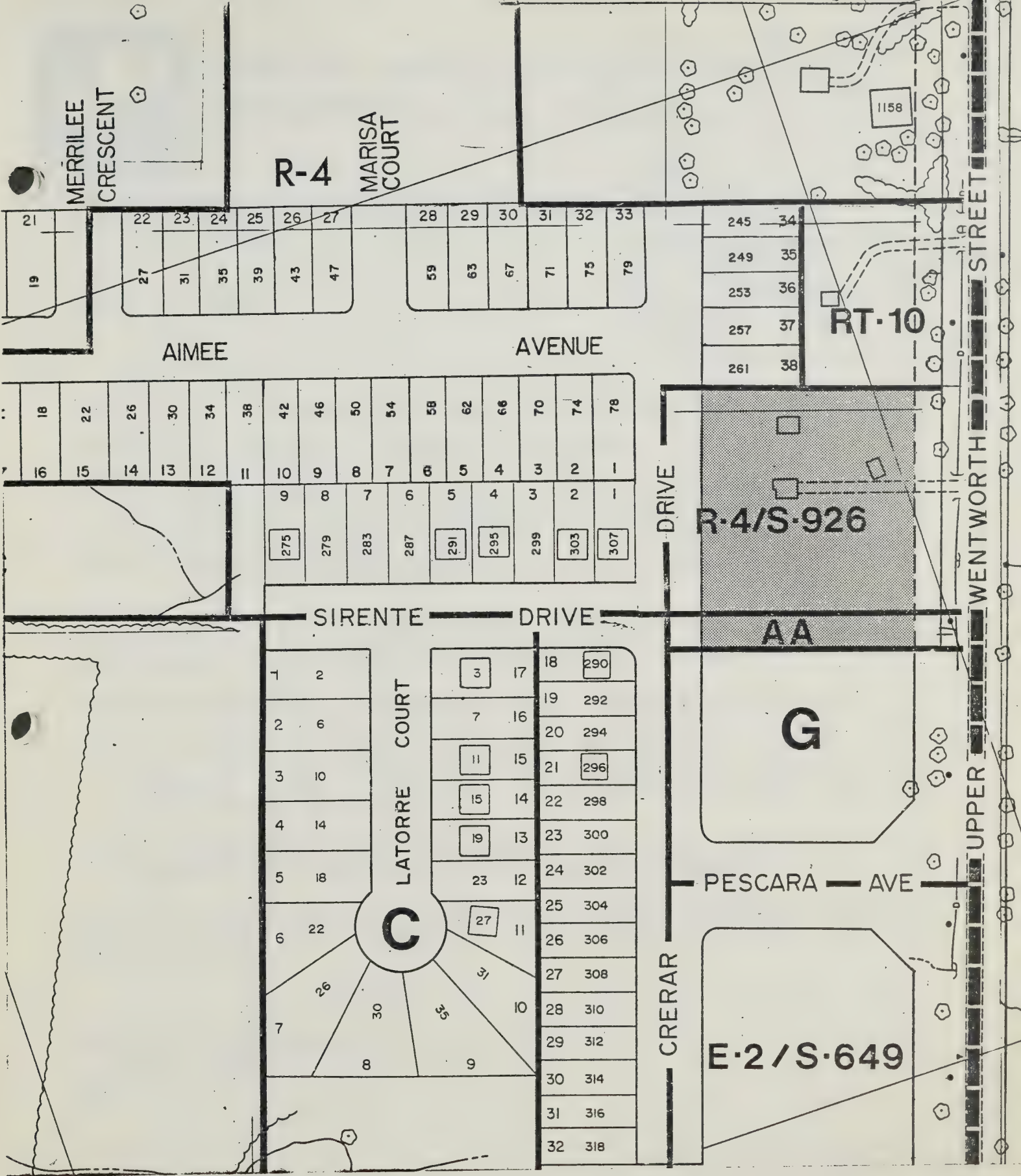
1. The proposal complies with the Official Plan.
2. The proposal complies with the Crerar Neighbourhood Plan.
3. The proposal merits consideration for the following reasons:
 - a) the future development of the subject lands are compatible with the surrounding uses, including single-family dwellings to the south.
 - b) it complies with both the Official Plan and Crerar Neighbourhood Plan.
4. The "R-4" District is exempt from Site Plan Control By-Law 79-275. However, since the District, in this case, has been modified to permit townhouses, it is necessary to place it under Site Plan Control. In 1985, the lands to the north were rezoned in the same manner but were not required to attain site plan approval. Since, these lands and the subjects lands are being developed together (see APPENDIX "B"), it is appropriate to add the lands to the north to Schedule "A" of Site Plan Control By-Law 79-275 as well. It should be noted that single family dwellings are exempt from Site Plan Control.

CONCLUSION

Based on the foregoing, the proposal may be supported.

JH:cs
Attach.
WPD0C 0417P

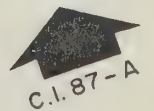




LEGEND



LANDS TO BE ADDED TO SITE
PLAN CONTROL BY-LAW 79-275



APPENDIX B



THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Department of Engineering
71 Main Street West, Hamilton, Ont. L8N 3T4 (416) 526-4170

File No. CI-87-A		Received MAR 20 1987	
TO	STAFF INIT.	INFO.	ACT.
MR.			
PP & A			
REGION			
STUD			
STAFF			
CART.			
ADMIN.			

Refer to File No. E220-0309
Attention of K.A. Brenner
Your File No. CI-87-A

I.D. 0134D (22)

March 19, 1987

TO: V. J. Abraham, Director, Planning Department

FROM: K.A. Brenner, Engineering Department

RE: City Initiative CI-87-A, for a change in Zoning from "AA" to "R-4" Modified for lands on the West side of Upper Wentworth Street in the area north of Pescara Avenue

Public watermains, storm sewers and sanitary sewers are available on Crerar Drive to service the proposed land use. A public watermain is available also on Upper Wentworth Street.

We would recommended, as a condition of approval, the following:

- 1) that sufficient lands to establish the property line 18.29m (60 feet) from the centre line of the original road allowance, presently owned by the City, be transmitted to the Region for road widening purposes.
- 2) that appropriate steps be taken to lift the 0.3048m (one foot) reserve to Sirente Drive, prior to any development.

Any works which may occur within the Upper Wentworth Street, or Sirente Drive road allowances, must conform to the respective Streets By-laws.

FAR:lj

FA

FOR ACTION

7.

FROM Planning and Development Department

DATE _____

TO Planning and Development Committee

Refer To File No. CI-87-B

Attention Of V. J. Abraham

SUBJECT

Review of Zoning By-law No. 6593 respecting the location of townhouses in the "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District.

RECOMMENDATION

That approval be given to City Initiative 87-B to amend Zoning By-law 6593 by amending the "D" (Urban Protected Residential - One and Two Family Dwelling, etc.) District on the following basis:

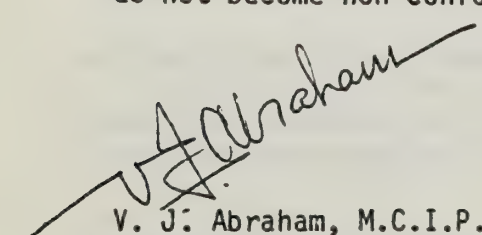
- i) That Section 10.(1)(iii) be replaced with the following:

"A Townhouse which existed as of the date of the passing of By-law 87- , or any alteration, extension or enlargement thereto subject to the "RT-10" District regulations."
- ii) That the City Solicitor be directed to prepare a By-law to amend the Zoning By-law No. 6593; and
- iii) That the proposed change in zoning is in conformity with the Official Plan for the Hamilton Planning Area.

EXPLANATORY NOTE

The purpose of the proposed amendment is to delete townhouse dwellings as a permitted use from Section 10 of the Zoning By-law.

The effect of the proposed By-law is to prohibit new townhouse dwellings in the "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District. However, the proposed By-law will permit any townhouse dwelling existing at the date of the passing of the By-law so that existing townhouses do not become non-conforming.


V. J. Abraham, M.C.I.P.
Director of Local Planning


J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development Department

BACKGROUND

A review of the City's Zoning By-law No. 6593 has revealed that the "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District allows townhouses as a permitted use. Townhouses are also permitted in the following ten (10) additional Residential Zoning Districts in the City:

- o "DE" (Low Density Multiple Dwellings) District;
- o "DE-2" (Multiple Dwellings) District;
- o "DE-3" (Multiple Dwellings) District;
- o "RT-10" (Townhouse) District;
- o "RT-20" (Townhouse - Maisonette) District;
- o "RT-30" (Street - Townhouse) District;
- o "E" (Multiple Dwellings, Lodges, Clubs, etc.) District;
- o "E1" (Multiple Dwellings, Lodges, Clubs, etc.) District;
- o "E2" (Multiple Dwellings) District; and,
- o "E3" (High Density Multiple Dwellings) District.

Given that the "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District is intended for low density residential uses, it is felt that to allow townhouses as a permitted use in this District is misleading to the public and may not be an appropriate use in this zone.

To this end, a notice was placed in the Hamilton Spectator on March 26, 1987 to solicit public comments on the proposed change to the Zoning By-law and advise the public that the Planning and Development Committee will hold a public meeting on April 15, 1987 to consider this matter.

COMMENTS

1. The proposed amendment complies with the City of Hamilton Official Plan.
2. The "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District is a Low Density Residential use, which permits Single-family and Two-family Dwelling units. From a land use perspective, the "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District is considered to be an inappropriate zone for townhouses on the following basis:
 - o Townhouses generally represent higher density type residential development relative to one and two family dwelling units;
 - o The "D" Zoning District is intended primarily for one and two family type dwelling units;
 - o Site specific zoning By-law Amendments which establish the "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District on specific properties frequently incorporate special provisions to exclude townhouses as a permitted use.
 - o Allowing townhouses as a permitted use in the "D" District is misleading to the public given the title of the district.

Given the foregoing, and since Zoning By-law 6593 permits townhouses in ten (10) other Residential Zoning Districts, it would be appropriate to delete townhouses from the list of permitted uses in the "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District.

However, to prevent the possibility of creating a legal non-conforming use appropriate provision should be incorporated in the "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to allow existing townhouses as of the date of the passing of the proposed by-law as a permitted use.

CONCLUSION

On the basis of the above, an Amendment to the "D" (Urban Protected Residential - One and Two-family, Dwelling, etc.) District in Zoning By-law 6593 to delete townhouses from the permitted uses, can be supported.

HY:s
WP 0441P

FOR ACTION

8.

FROM Planning and Development Department

DATE _____

TO Planning and Development Committee

Refer To File _____

Thorner Neighbourhood

Attention Of V. J. Abraham

SUBJECT

Request for a change in zoning from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District for the rear portion of the lands at No. 629 Limeridge Road East. The purpose of the proposed rezoning is to establish uniform zoning across the lands, thereby allowing the construction of a single-family dwelling fronting on Parkwood Crescent.

RECOMMENDATIONS

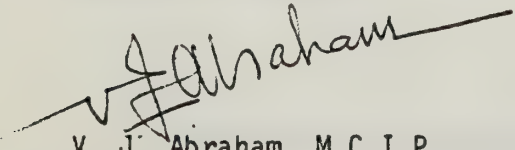
That approval be given to Zoning Application 87-17, Salvatore and Teresa Leuzzi, owners, requesting a change in zoning from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District to establish uniform zoning across the lands thereby allowing the construction of a single-family dwelling fronting on Parkwood Crescent, for the property located at No. 629 Limeridge Road East, as shown on the attached map marked as APPENDIX "A", on the following basis:

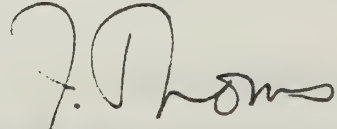
- i) That the subject lands be rezoned from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District;
- ii) That the City Solicitor be directed to prepare a By-law to amend Zoning By-Law No. 6593 and Zoning District Map 27A;
- iii) The proposed change in zoning is in conformity with the Official Plan for the Hamilton Planning Area.

EXPLANATORY NOTE

The purpose of this By-Law is to provide for a change in zoning from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District for the rear portion of the lands at No. 629 Limeridge Road East.

The effect of the By-Law is to establish uniform zoning across the lands, thereby allowing the construction of a single-family dwelling fronting on Parkwood Crescent.


V. J. Abraham, M.C.I.P.
Director of Local Planning


J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

APPLICANT

Salvatore and Teresa Leuzzi, owners.

LOT SIZE AND AREA

o 18.58 m² (200 sq. ft.) of lot area.

LAND USE AND ZONING

	<u>EXISTING LAND USE</u>	<u>EXISTING ZONING</u>
<u>Subject Lands</u>	Single family dwelling	"AA" (Agricultural) District
<u>Surrounding Lands</u>		
To the north	Vacant	"C" (Urban Protected Residential, etc.) District
To the south	Vacant, single family dwellings	"RT-20" (Townhouse - Maisonette) District "AA" (Agricultural) District "C" (Urban Protected Residential, etc.) District
To the east	Single family dwellings	"C" (Urban Protected Residential, etc.) District
To the west	Single family dwellings	"R-4" (Small Lot Single-Family Detached) District

OFFICIAL PLAN

The subject lands are designated "Residential" on Schedule "A". The proposal complies.

NEIGHBOURHOOD PLAN

The subject lands are designated for "Single and Double Housing" on the Approved Thorner Neighbourhood Plan. The proposal complies.

BACKGROUND

The applicant has applied to sever his property (24.38m x 66.45m) into three parcels, two fronting onto Limeridge Road and one onto Parkwood Crescent. He intends to build a single-family dwelling on the two vacant parcels (See APPENDIX "B").

Approval of the severance will be granted pending the approval for a change in zoning.

COMMENTS RECEIVED

- o The Building Department, Hamilton-Wentworth Engineering Department, Traffic Department and Hamilton Region Conservation Authority have no comments or objections.

COMMENTS

1. The proposal complies with the Official Plan.
2. The proposal complies with the Approved Thorner Neighbourhood Plan.
3. The proposal merits consideration for the following reasons:
 - a) it will establish uniform zoning across the lands;
 - b) it will be compatible with the surrounding single-family dwellings;
 - c) it complies with both the Neighbourhood Plan and the Official Plan.

CONCLUSION

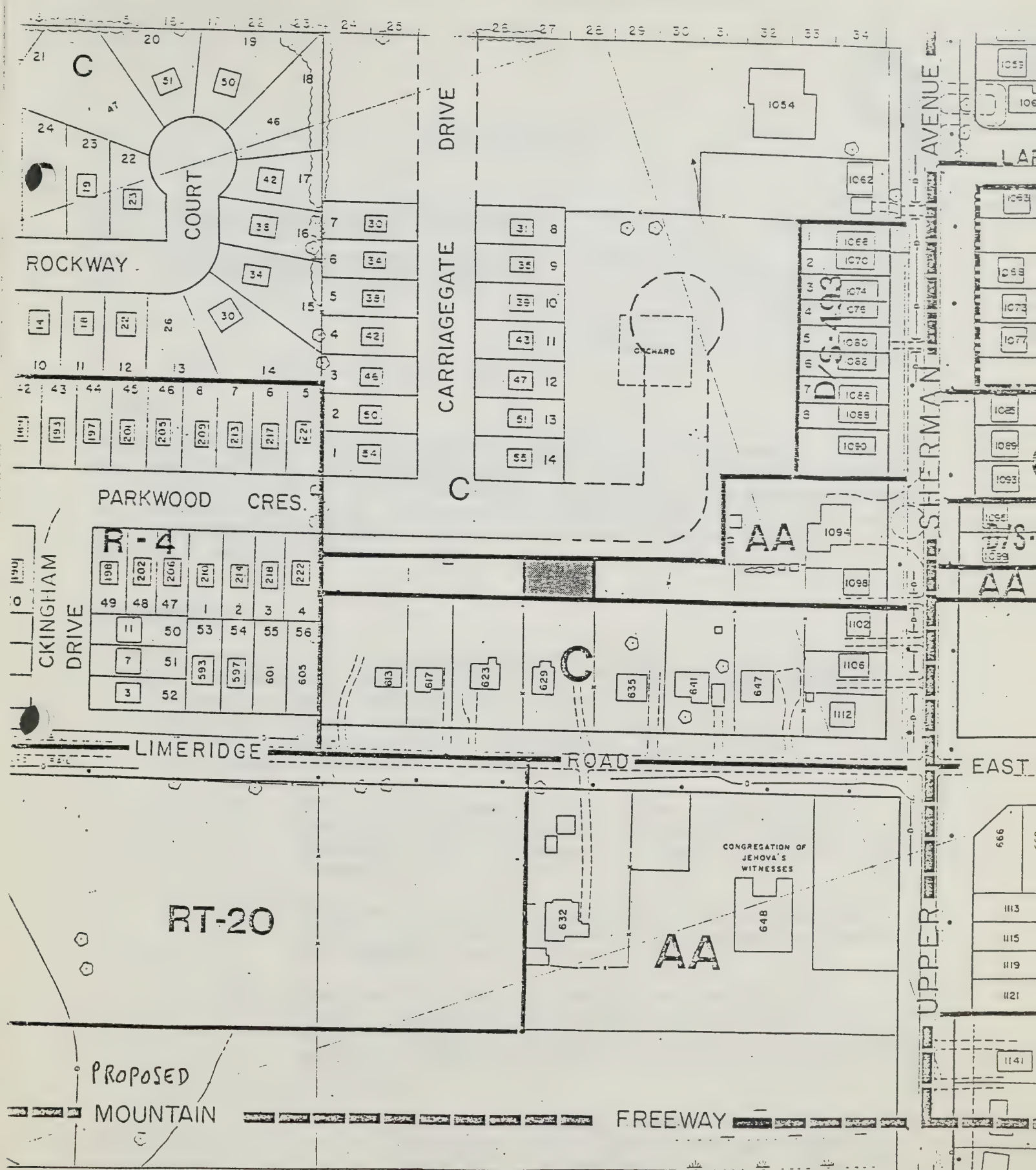
Based on the foregoing, the proposal may be supported.

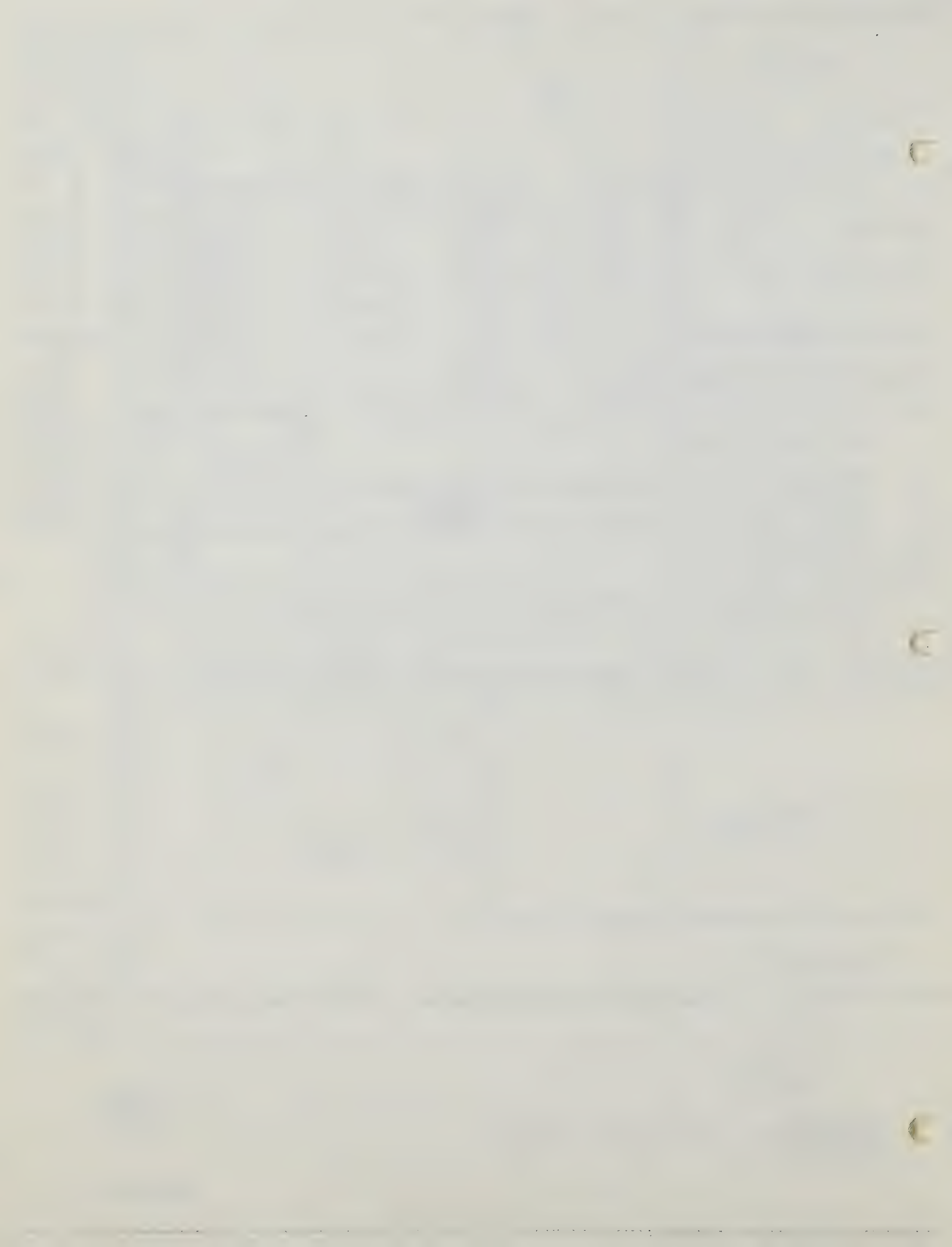
JH:cs
WPD0C 0399P

C

C

C





9.

FROM	<u>Planning and Development Department</u>	DATE	<u>April 9, 1987</u>
TO	<u>Planning and Development Committee</u>	Refer to File No.	ZA-87-16
			<u>KIRKENDALL NORTH NEIGHBOURHOOD</u>
		Attention Of	V. J. Abraham

SUBJECT

Request for a change in zoning from "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District and "G-3" (Public Parking Lots) District to "H" (Community Shopping and Commercial, etc.) District for property located at 17 Dundurn Street South. The purpose of the proposed rezoning is to permit the development of the subject lands for a 2 storey mixed residential/commercial (medical) complex.

RECOMMENDATION

1. That approval be given to Zoning Application ZA-87-16, Victoria Adomako, owner, requesting a change in zoning from "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District and "G-3" (Public Parking Lots) District to "H" (Community Shopping and Commercial, etc.) District for property located at 17 Dundurn Street East, shown as Blocks 1, 2 and 3 on the attached plan marked as APPENDIX "A" on the following basis:
- (i) That the lands shown as Block "1" be rezoned from "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "H" (Community Shopping and Commercial, etc.) District;
 - (ii) That the lands shown as Block "2" be rezoned from "G-3" (Public Parking Lots) District to "H" (Community Shopping and Commercial, etc.) District.
 - (iii) That the "H" (Community Shopping and Commercial, etc.) District regulations applicable to Blocks "1", "2"; and to Block "3" as amended by By-Laws 76-22 and 77-13 be further modified by replacing Section 2.2 of By-law 76-22 with the following:
 - 2.2 (a) That notwithstanding Section 14(3)(iii)(b) of By-law No. 6593, a minimum rear yard depth of 4.5 m shall be required.

- 2.2 (b) That notwithstanding Section 14 of By-law 6593, a front yard containing a planting strip having a minimum width of 1.5 m (5.0 ft.) shall be provided and maintained at the front of the property adjacent to the road allowance of Dundurn Street South, except for that portion that is required for driveway access purposes.
- (iv) That the amending By-law be added to Section 19B of the Zoning By-law No. 6593 or Schedule S- , and that the subject lands or Zoning District Map W-12 be notated S- ;
- (v) That the City Solicitor be directed to prepare a By-law to amend Zoning By-law No. 6593 and Zoning District Map W-12;
- (vi) That the Strathcona Neighbourhood Plan be amended by redesignating the subject lands from "Commercial" to "Commercial and Apartments".
- (vii) That the proposed change in zoning is in conformity with the Official Plan for the Hamilton Planning Area.
2. That By-law No. 79-275 establishing Site Plan Control be amended by adding Blocks "1", "2" and "3" to Schedule "A", as shown on the attached map marked as APPENDIX "A".

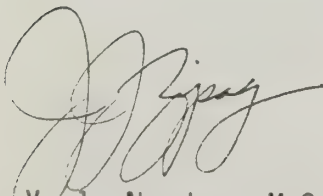
EXPLANATORY NOTE

The purpose of the proposed By-law is to provide for a change in zoning from "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District and "G-3" (Public Parking Lots) District to "H" (Community Shopping and Commercial, etc.) District for property located at 17 Dundurn Street South shown as Block "1", "2" and "3". In addition, the proposed By-law will introduce further modifications to the "H" (Community Shopping and Commercial, etc.) District zoning applicable to Block "3" as shown on the attached Appendix "A".

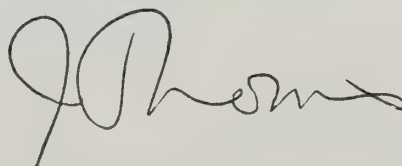
The effect of the By-law is to permit the construction of a two-storey, mixed commercial and residential building. The commercial portion of the proposed building is intended for medical offices.

In addition, the By-law provides for the following variances:

- i) to permit a minimum rear yard depth of 4.5 m (14.76 ft.) whereas a minimum rear yard of 7.5 m (24.61 ft.) is required; and,
- ii) to require a front yard planting strip with a minimum width of 1.5 m (5.0 ft.)



V. J. Abraham, M.C.I.P.
Director of Local Planning



J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development Department

APPLICANT

Victoria Adomako, owner

LOT SIZE AND AREA

The subject property has approximately:

- o 31.4 m (103 ft.) of frontage along Dundurn Street South;
- o 35.7 m (117 ft.) of lot depth; and,
- o 924.9 square metres (9956 sq. ft.).

LAND USE AND ZONING

<u>Subject Lands</u>	<u>Existing Land Use</u>	<u>Existing Zoning</u>
Block "1"	Vacant	"D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District
Block "2"	Vacant	"G-3" (Public Parking Lots) District
Block "3"	Vacant	"H" (Community Shopping and Commercial, etc.) District

Surrounding Lands

to the north	Vacant	"H" (Community Shopping and Commercial, etc.) District
to the south	One Family Dwelling Unit	"D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District
to the east	One and Two Family Dwelling Unit	"D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District
to the west	Vacant	"G-3" (Public Parking Lot) District

OFFICIAL PLAN

Designates the subject property "Commercial", the proposal complies.

NEIGHBOURHOOD PLAN

Designates the subject lands "Commercial" on the approved Strathcona Neighbourhood Plan. Approval of the proposal would not comply with the designated land use on the property and, therefore, would require a redesignation to "Commercial and Apartments".

BACKGROUND

The applicant has submitted a site plan which proposes a two storey mixed commercial and residential building. The ground floor is intended for commercial and medical office use and the second floor for apartment dwelling units.

In terms of parking, the revised site plan indicates that nineteen (19) on-site parking spaces will be provided.

RESULTS OF CIRCULARIZATION

- o The Hamilton Region Conservation Authority has advised that they have no objections to the proposal.
- o The Hamilton-Wentworth Engineering Department has advised as follows:

"Please be advised that watermains as well as separate storm and sanitary sewers are available to service the subject lands.

The above mentioned application was reviewed and it appears that the applicant wishes to rezone Parts 1, 4, and 7 as shown on Reference Plan 62R-3186 (SS-1179). On investigation, it was discovered that Part 1 is owned by the City of Hamilton and Parts 4 and 7 were sold by the City on May 14, 1985.

Therefore, as a result of this, the applicant may wish to approach the City of Hamilton to purchase the easterly 7 feet of Part 1. The remaining 10 feet of Part 1 should then be transferred to the Region in order to create the required road allowance of 26.12 m (86 feet) for traffic and pedestrians.

It is also our understanding that the applicant intends to develop the lands to the south. Therefore, we advise at this time, that as a condition of development approval, that the Region will require the dedication of sufficient lands to the Region for road widening purposes to establish the property line 13.11 m (43 feet) from the centreline of the original Dundurn Street South road allowance."

- o The Building Department has advised that:

"The proposed uses are permitted under clauses 14(1)(iii)(a) and (viii) of By-law No. 6593 subject to the parking and loading area requirements of Section 18A and all other requirements of By-law 6593."

Parking Space #12 contrary to 18A(11)(a) and 18A(12)(a) of By-law No. 6593.

Driveway contrary to 18A(26)".

- o The Traffic Department has advised that:

"The application to permit the development of a medical office and two residential units is satisfactory provided that the site is subject to site plan control.

We recommend that the preliminary site plan be modified, to provide additional landscaping and relocate the access to Dundurn Street.

We approve of the location of the access in principle, but the applicant should be advised that he must apply to the Traffic Department for a Driveway Approach Approval, the detailed design of which will be prepared by this Department."

COMMENTS

1. The proposal complies with the Official Plan.
2. The proposal would require a change to the approved Strathcona Neighbourhood Plan to redesignate the subject property from "Commercial" to "Commercial and Apartments".
3. The proposal has merit for the following reasons:
 - a) It would establish a uniform "H" District Zoning with the commercial property to the north;
 - b) It would provide additional rental accommodation in the City;
 - c) The proposal would utilize a currently vacant parcel of land; and,
 - d) The proposed mixed commercial and residential use would be compatible with the existing uses in the surrounding area.
4. Approval of the application would require the following variance:

o Rear Yard

The proposal would provide a rear yard of 4.5 metres (14.76 feet) whereas a minimum 7.5 metres (24.61 feet) is required for the residential component of the proposed use;

This variance is considered minor and can be supported.

5. In a previous application (i.e. ZA-84-70) affecting lands across from the subject property (west side of Dundurn Street South), a planting strip with a minimum width of 1.5 m (5.0 ft.) was required along the entire frontage of that property. Accordingly, a similar planting strip should be required on subject lands to further enhance the visual attractiveness of the area.

The applicant is currently negotiating with the City's Real Estate Department to purchase the 2.13 m (7 ft.) wide land along the front of the subject property in order to provide the required planting strip. It should be noted that if the applicant is unable to purchase the 2.13 m (7 ft.) wide land from the City than the planting strip would be required within the proponent's present land holdings.

6. The proposed driveway location is contrary to Section 18A(26) of the Zoning By-law since it is located within 3 m (9.8 ft.) of the residential district to the south. To resolve this problem the applicant should revise the proposed site plan on the following basis:

- o Relocate the driveway near the centre of the property;
- o Relocate the parking stalls;
- o Extend the landscaped planting strip along the entire length of the southern lot line; and,
- o Provide the necessary visual barrier along the southern lot line.

These matters can be dealt with under site plan control by re-designing the parking and driveway lay-out. The applicant has agreed to this.

7. The applicant should be aware that there is a private alley at the rear of the subject lands. Further, the properties to the east of the subject lands have a right-of-way over the existing alley for access purposes, which appear to extend from King Street West. Therefore, the rear portion of the subject lands should be free and clear so as not to preclude the usage of the access to the right-of- way.

CONCLUSION

Subject to the foregoing, the proposal has merit and can be supported.

APPENDIX A

10.

FOR ACTION

FROM Planning and Development Department

DATE April 8, 1987

TO Planning and Development Committee

Refer To File No. ZA-87-18

Yeoville Neighbourhood

Attention Of V. J. Abraham

SUBJECT

Request for a modification to the "C" (Urban Protected Residential, etc.) District for the property located at No. 12 Lotus Avenue. The purpose of the proposed modification is to permit a residential care facility containing 10 residents.

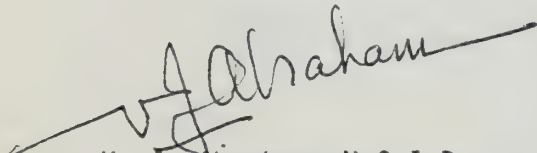
RECOMMENDATIONS

1. That approval be given to Zoning Application 87-18, Mr. Vishwas Vasantrao Bagal, owner, requesting a modification to the "C" (Urban Protected Residential, etc.) District to permit a residential care facility containing 10 residents, for the property located at No. 12 Lotus Avenue, as shown on the attached map marked as Appendix "A", on the following basis:
 - i) That the "C" (Urban Protected Residential, etc.) District provisions contained in Section 9 of Zoning By-law No. 6593 applicable to the subject lands, be modified to include the following variance as a special requirement:
 - a) That notwithstanding Section 9.(1)(iib), a residential care facility for the accomodation of not more than 10 residents shall be permitted.
 - ii) That the amending By-law be added to Section 19B of Zoning By-law No. 6593 as Schedule S- , and that the subject lands on Zoning District Map W-9 be notated S- ;
 - iii) That The City Solicitor be directed to prepare a By-law to amend zoning By-law No. 6593 and Zoning District Map W-9;
 - iv) That the proposed change in zoning is in conformity with the Official Plan for the Hamilton Planning Area.
2. That By-law No. 79-275 establishing Site Plan Control be amended by adding the subject lands to Schedule "A".

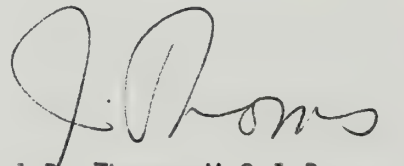
EXPLANATORY NOTES

The purpose of this By-law is to provide for a modification to the "C" (Urban Protected Residential, etc.) District for the property located at No. 12 Lotus Avenue, as shown on the attached map marked as Appendix "A".

The effect of this By-law is to permit a residential care facility containing 10 residents instead of the legally permitted 6.



V. J. Abraham, M.C.I.P.
Director of Local Planning



J.D. Thoms, M.C.I.P.
Commissioner
Planning and Development

APPLICANT

Mr. Vishwas Vasant Rao Bagal, prospective owner.

LOT SIZE AND AREA

- o 24.4 m (80 ft.) of lot frontage;
- o 41.1 m (135 ft.) of lot depth; and
- o 1003.3 sq. m. (10,800 sq. ft.) approximately of lot area.

LAND USE AND ZONING

	<u>EXISTING LAND USE</u>	<u>EXISTING ZONING</u>
<u>Subject Lands</u>	Single Family Dwelling Unit	"C" (Urban protected Residential, etc.), District
<u>Surrounding Lands</u>		
To the north	Single Family Dwelling Units	"C" (Urban protected Residential, etc.), District
To the south and west	Townhouses	"DE" (Low Density Multiple Dwelling), District
To the east	Service Station	"HH" (Restricted Community Shopping and Commercial District), District

OFFICIAL PLAN

Designates the subject lands "Residential", the proposal complies.

NEIGHBOURHOOD PLAN

Designated for "Low Density Apartments", the proposal complies.

BACKGROUND

The applicant intends to build an addition of approximately 445.92 square metres (4800 sq. ft.) to the front of the existing dwelling to accomodate the additional residents. The applicant has indicated that the facility may contain either seniors, mentally retarded or emotionally disturbed people. No decision has been made to date.

COMMENTS RECEIVED

o The Building Department, Hamilton Region Conservation Authority, Traffic Department, Hamilton Wentworth Engineering Department have no comments or objections.

o The Social Services Department has advised that:

"I have viewed the above site and feel that a rest home would not be incompatible to the existing neighbourhood.

The site has sufficient "green space" for enjoyment of the outdoors, and is close to public transportation. Please note, however, that the community does not appear to need more second-level lodging home beds; there were 96 available at the end of January. On the other hand, there are only 53 such beds on the mountain, with 19 more under development."

COMMENTS

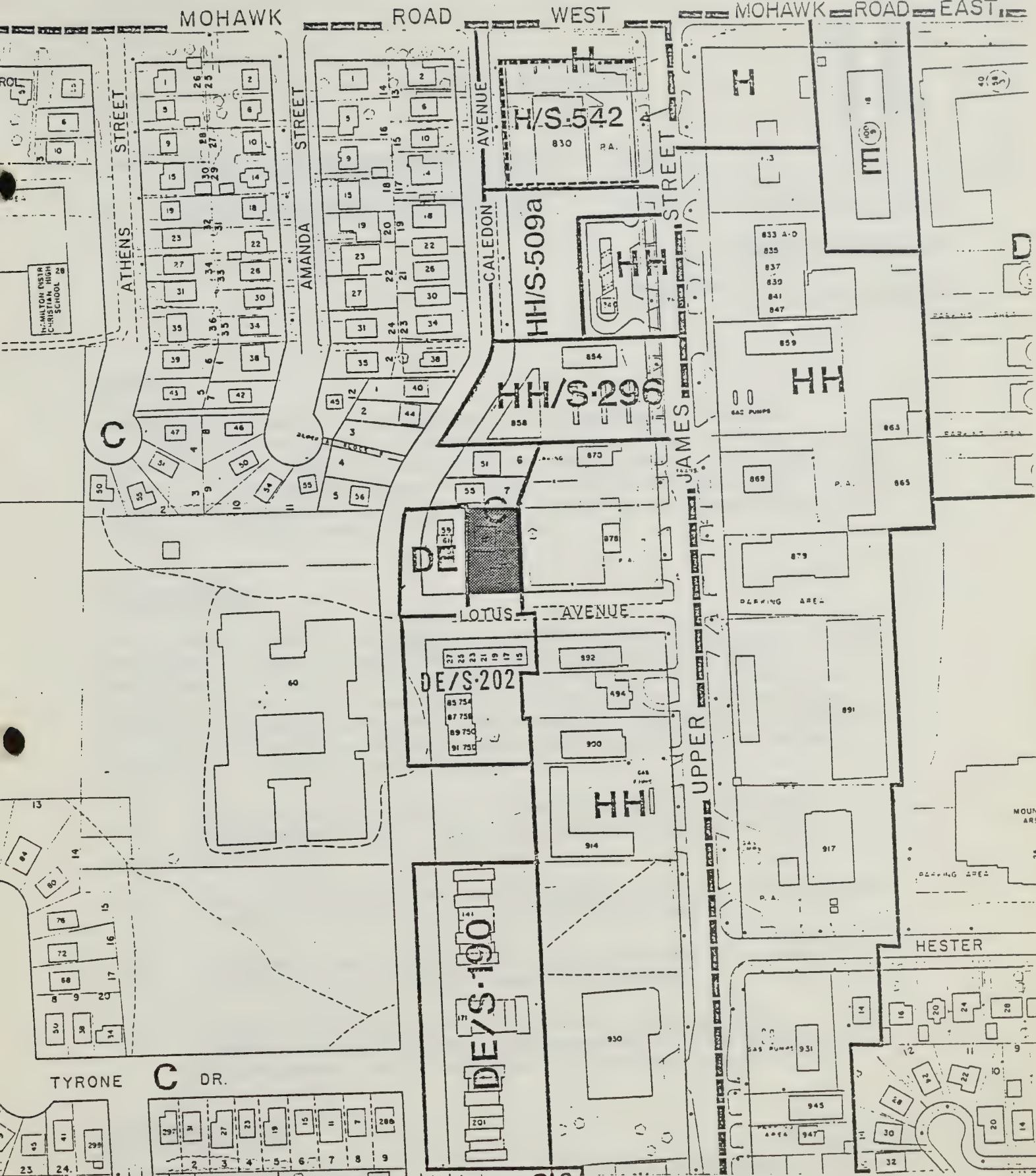
1. The proposal complies with Official Plan.
2. The proposal complies with the approved Yeoville Neighbourhood Plan.
3. The proposal merits consideration for the following reasons:
 - a) it is located adjacent to a major arterial road (Upper James Street);
 - b) it is close to public transit, community facilities (hospitals, health care centres) and shops; and
 - c) the lot is larger than average (1003.3 square metres) and therefore, can accomodate the additional residents with the proposed addition to the dwelling.

4. To ensure the orderly development of the site and on-site parking, it is suggested that the site be placed under Site Plan Control. In this regard, the applicant is required to submit site plans of the proposed development for the approval of the Planning Committee prior to the issuance of a building permit.

CONCLUSION

Based on the foregoing, the proposal may be supported.

VA:mm
Attach.
WPDOC 0457P



LEGEND



Site of the Application

ZA87-18

11.

FOR ACTION

FROM Planning and Development Department

DATE _____

TO Planning and Development Committee

Refer To File No. ZA-87-19

Corktown Neighbourhood

Attention Of V. J. Abraham

SUBJECT

Request for a change in zoning from "E-3" (High Density Multiple Dwellings) District to "E-1" (Multiple Dwellings, Lodges, Clubs, etc.) District for the property located at No. 116 Catharine Street South. The purpose of the proposed change in zoning is to permit the conversion of a single-family dwelling to an office for a property management consultant which is permitted under the "E-1" zoning.

RECOMMENDATION

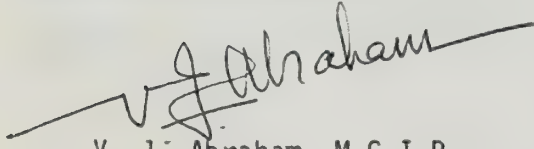
That approval be given to Zoning Application 87-19, Sandra Kondo, owner, requesting a change in zoning from "E-3" (High Density Multiple Dwellings) District to "E-1" (Multiple Dwellings, Lodges, Clubs, etc.) District, to permit the conversion of a single family dwelling to an office for a property management consultant, for the property located at No. 116 Catharine Street South, shown on the attached map marked as APPENDIX "A", on the following basis:

- i) That the subject lands be rezoned from "E-3" (High Density Multiple Dwellings) District to "E-1" (Multiple Dwellings, Lodges, Clubs, etc.) District;
- ii) That the City Solicitor be directed to prepare a By-law to amend Zoning By-law No. 6593 and Zoning District Map E-5;
- iii) That the proposed change in zoning is in conformity with the Official Plan for the Hamilton Planning Area.
- iv) That a redesignation from "High Density Apartments" to "Commercial and Apartments (Conservation)" in the Corktown Neighbourhood Plan is required to permit the proposal.

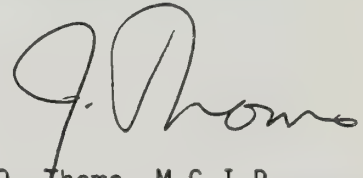
EXPLANATORY NOTE

The purpose of this By-law is to provide for a change in zoning from "E-3" (High Density Multiple Dwellings) District to "E-1" (Multiple Dwellings, Lodges, Clubs, etc.) District for the property located at 116 Catharine Street South, shown on the attached map marked as APPENDIX "A".

The effect of this By-law is to permit the conversion of a single family dwelling to an office for a property management consultant which is permitted under the "E-1" zoning.



V. J. Abraham, M.C.I.P.
Director of Local Planning



J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

APPLICANT

Sandra Kondo, owner.

LOT SIZE AND AREA

- o 7.62 m (25 ft.) of lot frontage;
- o 23.63 m (77.55 ft.) of lot depth; and
- o 180.06 m² (590.75 sq. ft.) of lot area.

LAND USE AND ZONING

	<u>EXISTING LAND USE</u>	<u>EXISTING ZONING</u>
<u>Subject Lands</u>	Vacant single family dwelling	"E-3" (High Density Multiple Dwellings) District
<u>Surrounding Lands</u>		
To the north	Single family dwellings, mixed Commercial/ Residential	"E-3" (High Density Multiple Dwellings) District "H" (Community Shopping and Commercial, etc.) District
To the south	Single family dwellings, commercial	"E-3" (High Density Multiple Dwellings) District

To the east	Single and two family dwellings	"D" (Urban Protected Residential - One and Two Family Dwellings) District
To the west	Vacant, commercial	"E-3" (High Density Multiple Dwellings) District "H" (Community Shopping and Commercial, etc.) District

OFFICIAL PLAN

The subject lands are designated "Central Policy Area" on Schedule "A" and Special Policy Area #3 on Schedule "B".

The Central Policy Area permits a wide range of uses - institutional, commercial, residential, etc., provided compatability is maintained between adjacent uses.

The proposal complies.

NEIGHBOURHOOD PLAN

The subject lands are designated "High Density Apartments" in the Approved Corktown Neighbourhood Plan. A redesignation from "High Density Apartments" to "Commercial and Apartments (Conservation)" is required to permit the proposal.

CENTRAL AREA PLAN

The area is designated "Mixed Use" in the Central Area Plan.

In addition, the building is listed by LACAC as having historic and architectural significance.

The Central Area Plan encourages the preservation of heritage buildings and areas.

The proposal complies.

COMMENTS RECEIVED

- o The Local Architectural Conservation Advisory Committee has advised that:
"No. 116 Catharine Street South is listed on the City's Inventory of Architecturally and Historically Significant Buildings. It is one of four houses (three listed) on the west side of Catharine, north of Augusta Street which are zoned "E-3" and are therefore potentially endangered. The replacement of these houses by a high-rise apartment building would mean the loss of a well-preserved 19th century residential streetscape between Augusta Street and the T. H. & B. Railway tracks consisting entirely of detached and semi-detached Victorian houses (all of which are "listed" except for No. 120, a two-storey frame house). Moreover, Corktown has already lost many of its older residential areas."
- o The Building Department, Traffic Department, Hamilton-Wentworth Engineering Department and Hamilton Region Conservation Authority have no comments or objections.

COMMENTS

1. The proposal complies with the Official Plan.
2. A redesignation from "High Density Apartments" to "Commercial and Apartments" in the approved Corktown Neighbourhood Plan is required to permit the proposal.
3. The proposal complies with the intent of the Central Area Plan.
4. The proposal merits consideration for the following reasons:
 - a) it would be compatible with the existing land uses, including commercial and commercial/residential to the north and south.
 - b) it complies with the Official Plan and the intent of the Central Area Plan.
5. It is a listed heritage building which is worthy of preservation.
6. The "E-1" District provisions permit the conversion of an existing dwelling to office uses. Conversion is used as an interim measure before the site and/or adjacent sites are redeveloped for higher density uses.

CONCLUSION

Based on the foregoing, the proposal can be supported.

JH:cs
Attach.
WPDOC 0423P

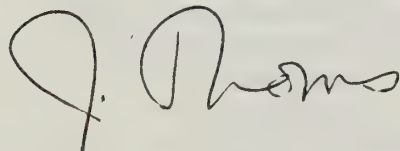
- iii) That the lands shown as Block "3" be rezoned from "AA" (Agricultural) District to "RT-10" (Townhouse) District;
- iv) That the City Solicitor be directed to prepare a by-law to amend Zoning By-law No. 6593 and Zoning District Maps E-38B and E-38c;
- v) That the proposed changes in zoning are in conformity with the Official Plan for the Hamilton Planning Area;
- vi) That the Randall Neighbourhood Plan be amended by redesignating the northerly part of Block 2 from "Attached Housing" to "Low Density Apartments", the southerly part of Block 2 and the northerly part of Block 1 from "Attached Housing" to "Single and Double" residential use, and Block 3 from "Single & Double" residential to an "Attached Housing" use. In addition, changes are required to the approved road pattern.

EXPLANATORY NOTE

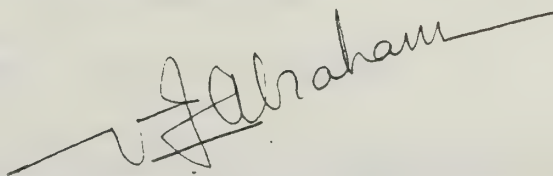
The purpose of the By-law is to provide for the following changes in zoning for property located on the east side of Upper Sherman Avenue in the area north of Stone Church Road East, as shown on the attached plan marked as APPENDIX "A" on the following basis:

- Block "1" change from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District;
- Block "2" change from "AA" (Agricultural) District to "DE-3" (Multiple Dwellings) District;
- Block "3" change from "AA" (Agricultural) District to RT-10" (Townhouse) District.

The effect of the By-law is to permit development of the lands through a draft plan of subdivision for single-family dwellings (Block "1"), multiple family dwellings (i.e.) apartments or townhouses (Block "2") and townhouse dwellings (Block "3").



J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development



V. J. Abraham, M.C.I.P.
Director
Local Planning

BACKGROUND

Owner

McNally Brothers (1965) Limited, Hamilton, Ontario.

Agent

William L. Sears and Associates, Stoney Creek, Ontario.

Surveyor

MacKay, MacKay and Peters, Hamilton, Ontario.

Location

The lands, comprising 12.01 ha, are located on the east side of Upper Sherman Avenue north of Stone Church Road in the Randall Neighbourhood, being part of Lot 8, Concession 7, Township of Barton, now in the City of Hamilton.

LAND USE AND ZONING

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
to the north	Vacant land of the Hamilton-Wentworth Separate School Board	"AA" (Agricultural) District.
to the south	Church & vacant lands	"AA" (Agricultural) District and "H" (Community Shopping and Commercial, etc.) District.
to the east	Vacant lands and single-family dwellings	"AA" (Agricultural) District, "C" (Urban Protected Residential, etc.) District and "R4" (Small Lot Single-Family Detached) District.
to the west	Vacant land and single-family dwellings	"C" (Urban Protected Residential, etc.) District and "AA" (Agricultural) District.

PROPOSAL (Revised Plan)

The owner proposes to subdivide the lands into 131 lots for single-family dwellings, a block for future development in conjunction with abutting lands, 2 blocks for multi-family dwellings (unspecified number of dwellings units) and a block for widening of Upper Sherman Avenue. 13 lots would be serviced directly from Upper Sherman Avenue and the remainder of the development would be serviced from new streets connecting to Upper Sherman Avenue and future connections southerly to Stone Church Road through a future phase of the Randall Estates Subdivision.

The minimum lot size proposed would have a width of 12.0 m and an area of 360.0 m².

EXISTING DEVELOPMENT CONTROLS

Hamilton-Wentworth Official Plan - the lands are identified as "Residential and Related Uses" within the "Urban Policy Areas". The proposal complies.

City of Hamilton Official Plan - the lands are designated "Residential". The proposal complies.

Neighbourhood Plan - the lands are designated for "Residential - Single and Double", and "Residential - Attached Housing" uses. Amendments are required to the land use designations and the approved road pattern.

Niagara Escarpment - the lands are not within the "Development Control Area", therefore, the regulations do not apply.

Zoning - the lands are zoned "AA" (Agricultural) District which does not permit the proposed uses, therefore, an amendment to the Zoning By-law to rezone the lands to appropriate residential categories is required.

COMMENTS FROM CIRCULATION

1. Subdivision Application

The following agencies have advised that they have no comment or objection toward the proposal:

Ministry of Municipal Affairs
Ministry of Transportation and Communications
Ministry of the Environment (subject to standard noise abatement conditions)
Ministry of Natural Resources
Ministry of Citizenship and Culture (subject to standard archaeological conditions)
Niagara Escarpment Commission
City of Hamilton Board of Education
Hamilton Region Conservation Authority
Ontario Hydro, Union Gas, Bell Canada (with caution regarding existing easement)
City Traffic Department
City Building Department (subject to rezoning)

The Hamilton-Wentworth Department of Engineering submitted the following comments and recommendations on the original plan, with most of the changes now having been made on the revised plan after consultation between the Agent and the Department of Transportation:

- "1) The development of this subdivision will have to await the extension of sanitary and storm sewers from their present location on Rexford Drive south of Princip Street, to the north limit of this subdivision at Street "B" and Blocks 1 and 2.

- 2) For the Committee's information, the extension of Rexford Drive, from its present location south of Princip Street to the north limit of this subdivision, and the Mid-Block collector road adjacent to Block 2, would most likely be established and constructed in conjunction with this development, if they were not established prior to the development of these lands. From a traffic and servicing viewpoint, it is desirable to have these streets completed.
- 3) Watermains are available on Upper Sherman Avenue and Stone Church Road for servicing all of the subject lands. Oversized watermains will be required on Street "A", Street "B" and Street "E". The Region's share for these oversized services is estimated to be \$75,000.00.
- 4) A 12 metre wide sewer easement over the southerly portion of Block 2 may be required to be transferred to the Region if the detailed engineering plans indicate that it is needed.
- 5) Sufficient lands are to be dedicated to the Region to establish the property line of Upper Sherman Avenue at 15.24 m (50 feet) from the centre line of the original road allowance.
- 6) We recommend that the location of Street "A" be shifted southerly so that it is located adjacent to the north limits of Lots 7 and 11.
- 7) Due to the ultimate vertical roadway alignment of Upper Sherman Avenue, we recommended that Lots 127 to 130 inclusive, be developed with vehicle turn arounds within the lot limits in order that vehicles can enter the roadway in a forward manner. The Developer should also consider developing all other lots fronting on Upper Sherman Avenue with vehicle turn arounds for the convenience of the home owners.
- 8) All cul-de-sac radii are to be established at 15 metres with a 9 metre radius transitions. Also the road allowances leading in the cul-de-sac bulbs are to be 20 metres in width.
- 9) The inside property line radius of Street "B" at Lot 113 is to be increased to a 10 metre radius, and the property line radius in the vicinity of Lots 14 to 17 is to be increased to 30 metres.
- 10) The inside and outside radii of Street "C" adjacent to Lots 49 to 51 and 52 to 54 are to be increased to 100 metres and 120 metres respectively. The property lines of Street "C" should intersect Street "B" at right angles.

- 11) The inside and outside radii of Street "E" adjacent to Lots 26 and 25 are to be increased to 100 metres and 120 metres respectively. The property lines of Street "E" should intersect Street "B" at right angles.
- 12) Street "E" is to be established to its full width between Stone Church Road and Street "B" prior to or in conjunction with the development of this plan.
- 13) The "S" type bends in Street "B" between Street "D" and Street "F" are to be re-aligned to provide for improved sight distances at this location (see attached plan).
- 14) Street "B" and Street "D" are to be established to their full widths in the area of Lots 91 to 93 (inclusive) prior to or in conjunction with the development of these lands.
- 15) The centreline radius of any curves in Street "D" between Street "B" and Street "C" is not to be less than 110 metres.
- 16) Street "B" at the intersection of Street "D" must align with the proposed location of Rexford Drive to the east.
- 17) The proposed mid-block neighbourhood collector street located adjacent to the north limit of Block "2" must align centreline to centreline with Rowntree Drive as established under Plan 62M-442.
- 18) Street "B" at the northerly limit of this subdivision must align centreline to centreline with the designated location of Rexford Drive to the north.
- 19) Reserves are to be established at the dead ends and open sides of the road allowances.
- 20) The Owner is to enter in subdivision agreements with both the City of Hamilton and the Region of Hamilton-Wentworth prior to the development of any portion of these lands.
- 21) The submitted draft plan, as prepared by William L. Sears and Associates and dated October 28, 1986 is basically satisfactory to the Departments of Engineering and Transportation, subject to the above-referenced comments and recommendations."

2. Zoning Application

The following have advised that they have no comment or objection:

City Building Department
City Traffic Department
Hamilton Region Conservation Authority
Hamilton-Wentworth Department of Engineering (subject to approval of a draft plan of subdivision and widening for Upper Sherman Avenue).

HISTORY

A report for a Zoning Amendment (ZA-86-97) was presented by the staff and was tabled by the Committee at its meeting of January 28, 1987 for further consideration by the Department. It was found that because of the elevation changes of Upper Sherman Avenue and the substantial increases in cost of the sanitary sewer it would not be feasible to relocate the blocks for townhouse development.

All other discrepancies with requirements of the Departments of Engineering and Transportation have been resolved and are incorporated as shown on the revised draft plan of subdivision.

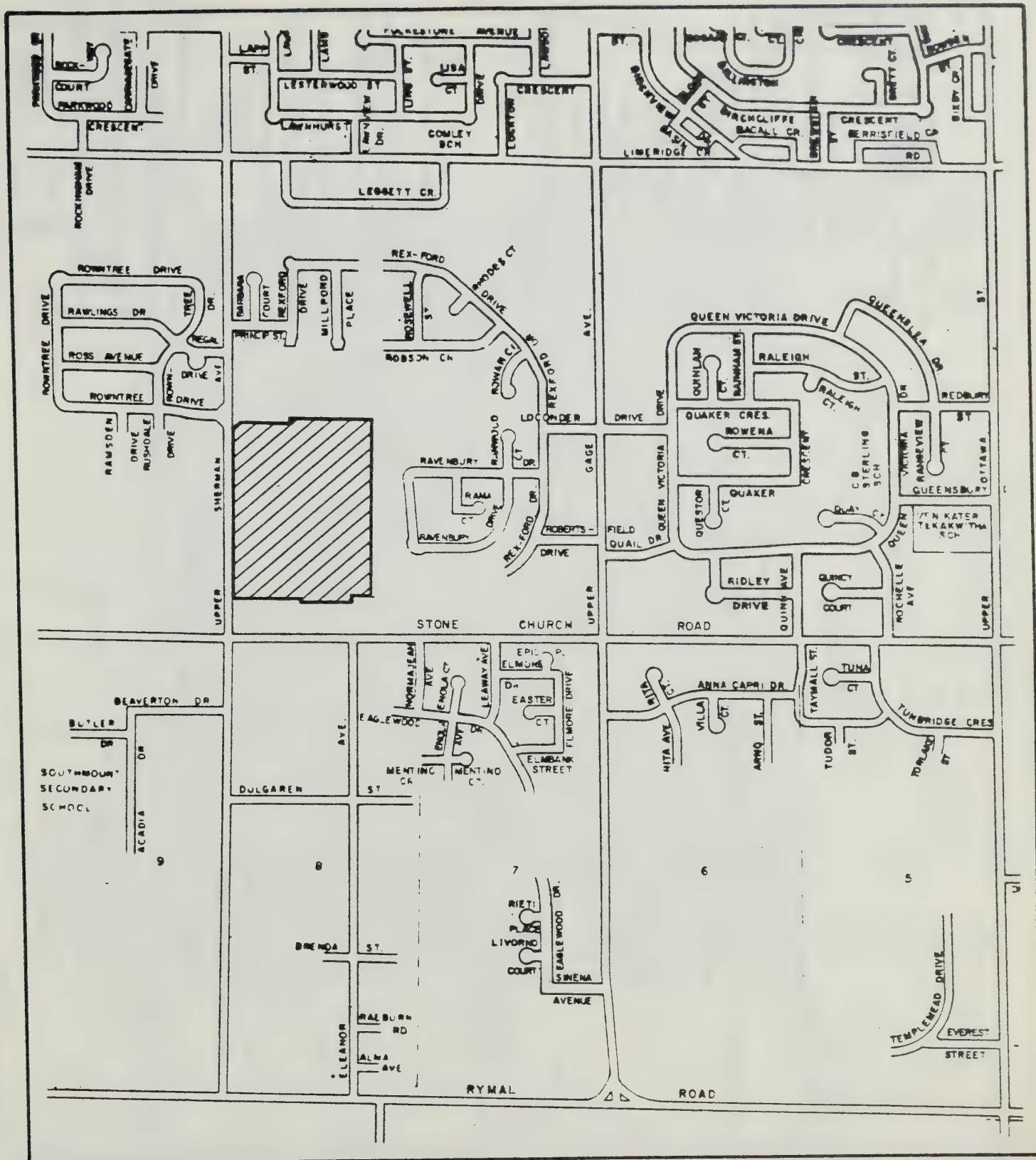
Consequently, the revised plan appears to be acceptable.

COMMENTS

1. This report deals with and includes recommendations in regard to a proposed draft plan of subdivision and proposed amendments to the Zoning By-law.
2. The conformity of the proposal with the Official Plans and the need for Zoning By-law and Neighbourhood Plan amendments is noted.
3. As no part of the subject lands is designated for park and recreational use on the approved neighbourhood plan, it is recommended that the parkland requirement for this subdivision be taken as cash-in-lieu of land.
4. The requirements of the Ministry of the Environment and the Ministry of Citizenship and Culture can be implemented through the conditions of draft approval to be established by the Regional Municipality.
5. Changes to the Neighbourhood Plan road pattern will be implemented upon approval of the proposed draft plan of subdivision by City Council. This includes deletion of the walkway between the subdivision and the public school site shown on the approved Neighbourhood Plan but not proposed on the draft plan submission. However, it is recommended that the walkway be relocated southerly to coincide with the existing watermain easement.

CMD:dc

W.P. DOC. #0057P
Pages 1 - 8



LOCATION PLAN FOR

CITY VIEW ESTATES

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



PROPOSED SUBDIVISION

North

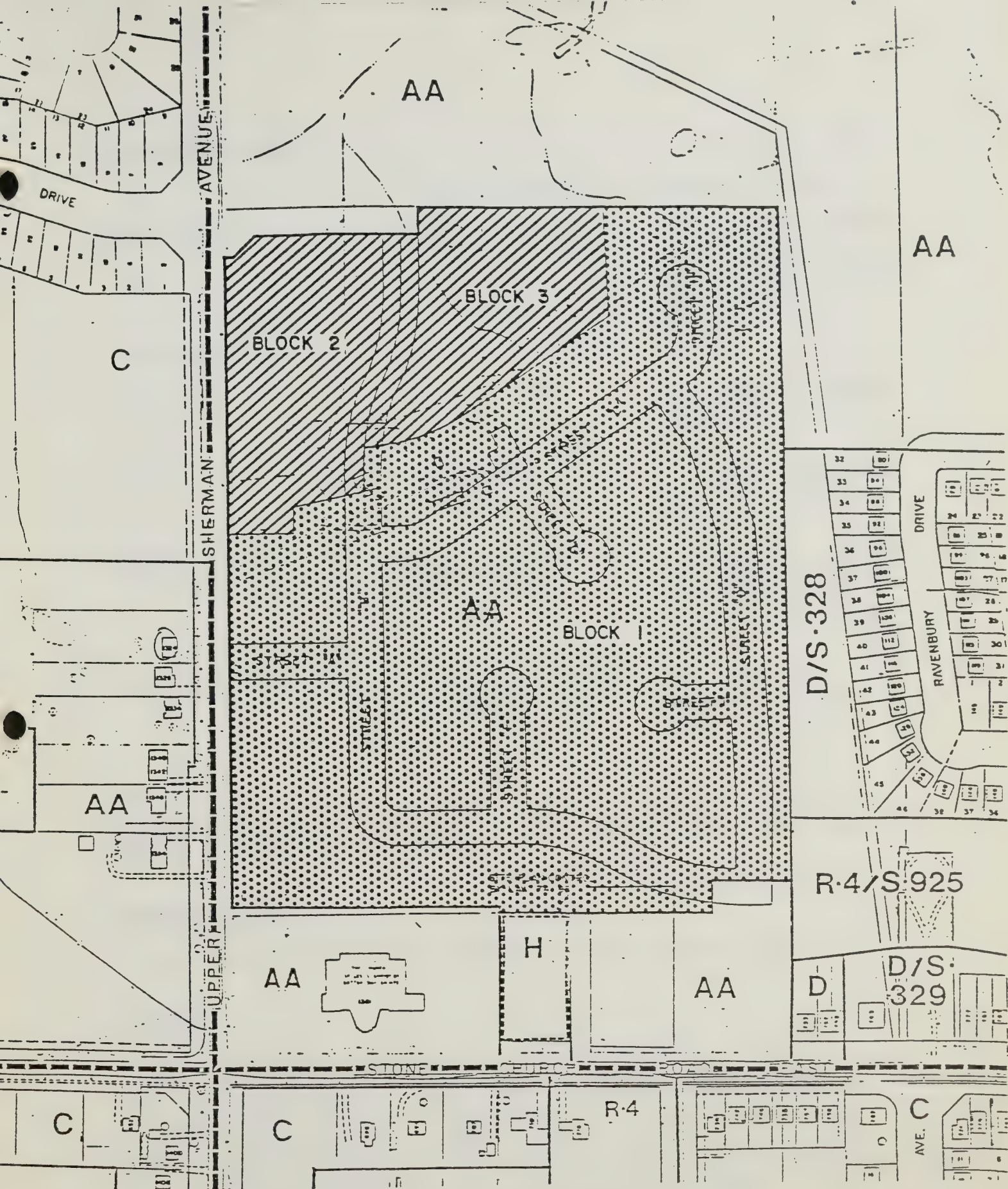


Scale
1" = 1000'

Date
MARCH 18, 1987

Reference File No.
25T-86040

Drawing No.



LEGEND

CHANGE IN ZONING FROM "AA" (AGRICULTURAL) DISTRICT TO:

BLOCK 1



"C" (URBAN PROTECTED RESIDENTIAL, ETC.) DISTRICT.

BLOCKS 2 & 3



"DE-3" (MULTIPLE DWELLINGS) DISTRICT.



APPENDIX A

LAND USE AND ZONING

<u>Subject Lands</u>	<u>Existing Land Use</u>	<u>Existing Zoning</u>
	A vacant, one-storey commercial building	"H" (Community Shopping & Commercial, etc.) District and "C" (Urban Protected Residential, etc.) District
<u>Surrounding Lands</u>		
to the north	Commercial uses	"H" (Community Shopping & Commercial, etc.) District
to the south	Single-family dwellings	"C" (Urban Protected Residential, etc.) District
to the east	Dairy Queen and commercial uses	"H" (Community Shopping and Commercial, etc.) District and "G-3" (Public Parking Lots) District
to the west	An auto glass outlet and commercial uses	"H" (Community Shopping and Commercial, etc.) District

OFFICIAL PLAN

Designated "Commercial" on Schedule "A", the Land Use Concept Plan of the Official Plan, the proposal complies.

NEIGHBOURHOOD PLAN

A Neighbourhood Plan is not available for the Macassa Neighbourhood.

BACKGROUND

The applicant intends to demolish the existing one-storey commercial building and replace it with a new two-storey building, having a maximum floor area of approximately 3,000 sq. ft., with ground floor commercial and three apartment units on the second floor. In order to provide for as much off-street parking and loading spaces as possible, the applicant requests a variance to the rear yard setback to permit a rear yard of 4.5 m (14.76 ft.) as opposed to 7.5 m (24.6 ft.) required under the "H" (Community Shopping and Commercial, etc.) District regulations.

COMMENTS RECEIVED

- The Building Department has advised that:
"The proposal is permitted under Section 14(1)(iia) of By-Law No. 6593, subject to parking and loading space requirements."
- The Traffic Department finds it satisfactory.
- The Hamilton Region Conservation Authority has no objections.

COMMENTS

1. The proposal complies with the intent of the Official Plan.
2. The proposal has merit and can be supported for the following reasons:
 - the site in question has been used for commercial purposes for a number of years. The rear portion of the site, although zoned "C", has been used for parking purposes and is considered to be a "legal non-conforming" use. The proposal to use the entire site for commercial/residential purposes does not alter the established land use pattern;
 - it will result in the relocation of the parking area to the front of the property away from the established residential development at the rear;
 - the proposed mixed use development would be compatible with established development in this area;
 - the applicant has advised that sufficient off-street parking and loading spaces can be provided for the mixed use development;
 - the proposal will provide for new rental accommodations, which are in short supply.
3. The requested "H" (Community Shopping and Commercial, etc.) District would permit the proposed mixed use development, however, the following variances would be established:
 - to permit a minimum rear yard of 4.5 m (14.76 ft.) for a mixed use development as opposed to a minimum rear yard of 7.5 m (24.6 ft.);
 - to permit a total of three dwelling units above the commercial use as opposed to a permitted maximum of only two dwelling units.

While the siting of the proposed building will result in a reduction in the rear yard setback by 3.0 m (9.84 ft.), it has the effect of locating all required parking and loading spaces in front of the building away from adjoining single-family development to the south. For this reason, the variance can be supported.

Regarding the increase in the number of dwelling units permitted from two to three units, because the applicant can provide all required parking and loading spaces on the site and still satisfy the "H" District regulations, the proposed increase is considered minor in nature and can be supported.

CONCLUSION

On the basis of the foregoing, the application can be supported.

GW:cs
Attach.

WPDOC 3131P

FOR ACTION

FROM	<u>Planning and Development Department</u>	DATE	<u>April 6, 1987</u>
TO	<u>Planning and Development Committee</u>	Refer to File No.	DA-87-02 (DA-85-46) NORTH HANNON NEIGHBOURHOOD
		Attention Of	V. J. Abraham

PROPOSAL

Plans have been submitted to amend approved plans under Site Plan Control Application DA-85-46 for an office and storage building located at 1550 Stone Church Road East. The proposed change is to reduce the distance from the fence to the front of the building from 13.6 m to 13.536 m and 13.219 m.

RECOMMENDATION

That approval be given to Site Plan Control Application DA-87-02 by Niagara Engineering and Construction Ltd., owners, of 1550 Stone Church Road East to amend the approved plans of Site Plan Control Application DA-85-46 and that the owner be exempted from signing the required undertaking on the plan.

Victor J. Abraham, M.C.I.P.
Director of Local Planning

Approved On:

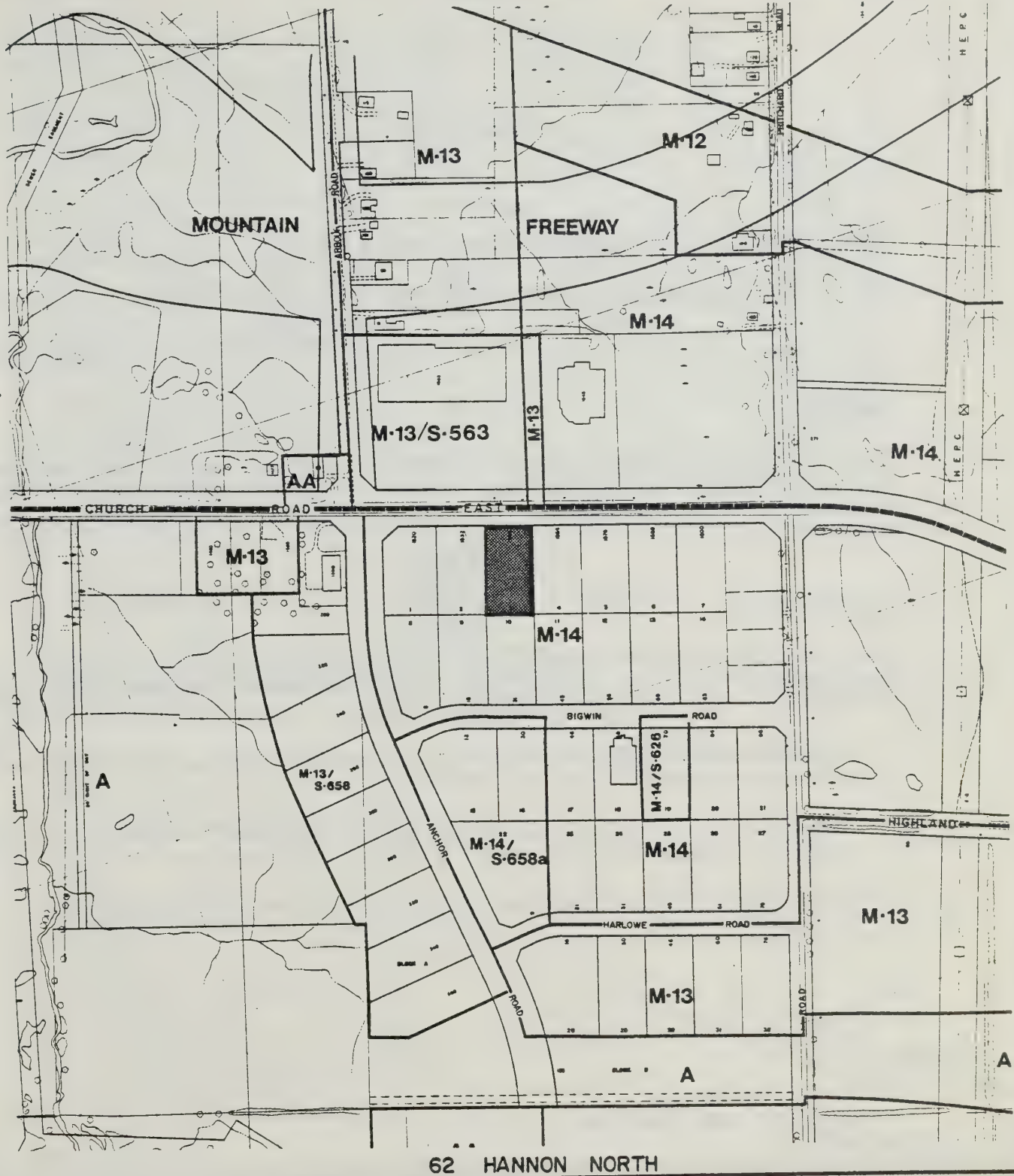
Alderman John Smith
Chairman and Ward Alderman

VJA/JPS/jd
W.P.DOC. 0390P(17)

April 2, 27

[Signature]

5 ALBION FALLS



PLAN SHOWING
LANDS SUBJECT TO

SITE PLAN CONTROL
APPLICATION DA-87-02

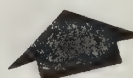
Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



SITE OF THE APPLICATION

North



Scale
1:5,000

Date
JAN., 1987

Reference File No.
DA-87-02

Drawing No.
87-H-7

F O R A C T I O N

FROM Planning and Development Department DATE April 1, 1987
TO Planning and Development Committee Refer to File No. DA-87-15
Attention Of V. J. Abraham

PROPOSAL

Plans have been submitted for construction of a fire station to be located at the south-east corner of Limeridge Road East and Upper Ottawa Street. Access is provided from Limeridge Road East to the fire hall and 9 parking spaces on the site.

RECOMMENDATION

That approval be given to Site Plan Control Application DA-87-15 by the Corporation of the City of Hamilton, owner of lands at the south-east corner of Limeridge Road East and Upper Ottawa Street, subject to the following:

- 1) modification to the plan related to dimensions, notes, landscaping and grading as marked in red on the plans;
- 2) submission of a letter of undertaking that the establishment of the berm easement adjacent to the freeway will be completed;
- 3) provision of a visual barrier along the east lot line abutting the residential zone.

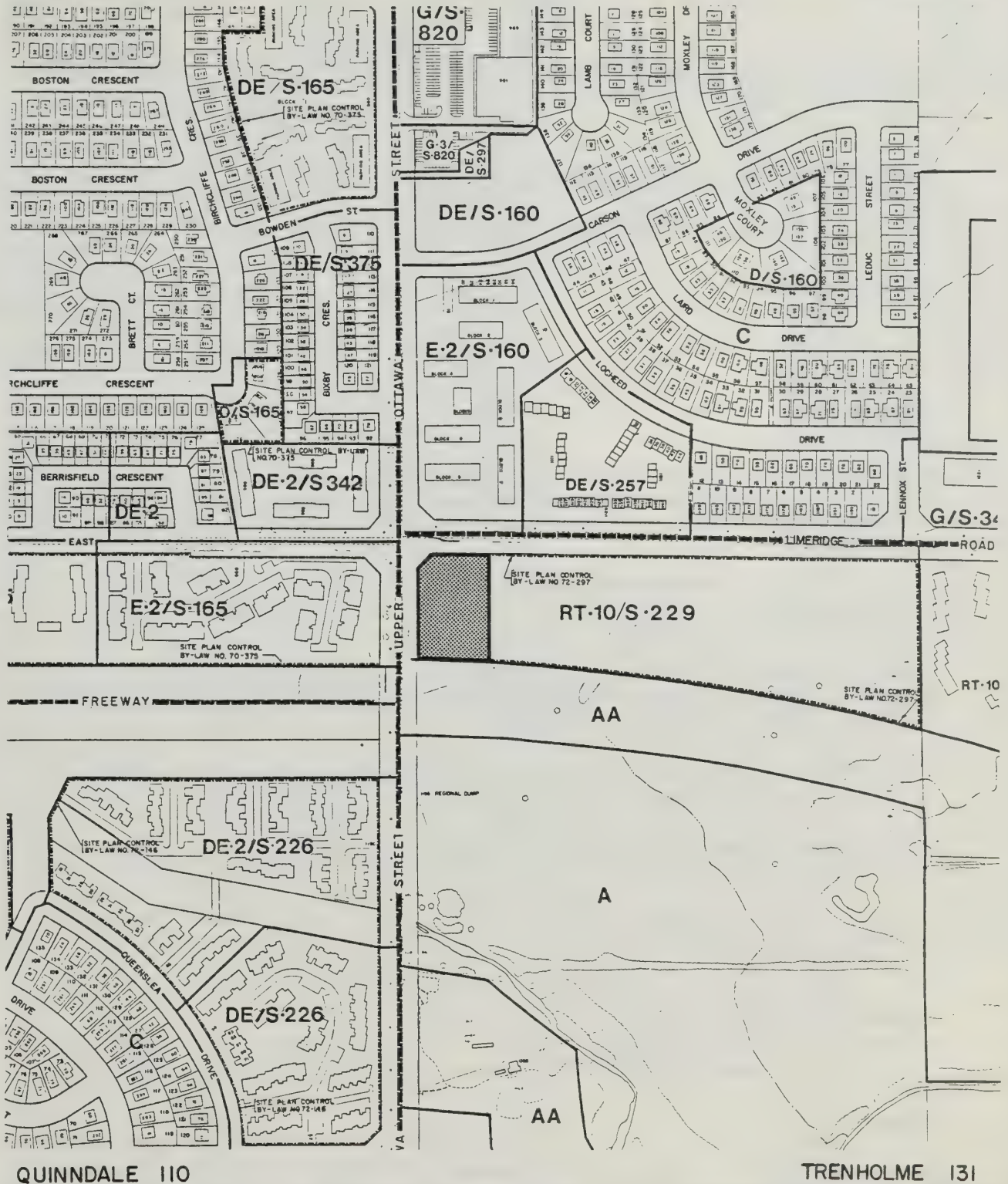
Victor J. Abraham, M.C.I.P.
Director of Local Planning

Approved On:

Alderman John Smith
Chairman and Ward Alderman

VJA/JPS/jd
W.P.DOC. 0390P(16)

April 8, 87



PLAN SHOWING
LANDS SUBJECT TO

SITE PLAN CONTROL
APPLICATION DA-87-15

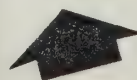
Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



SITE OF THE APPLICATION

North



Scale
1:5,000

Date
APRIL, 1987

Reference File No.
DA-87-15

Drawing No.
87-H-16

FOR ACTION

FROM Planning and Development Department

DATE April 7, 1987

T0 Planning and Development Committee

Refer to File No. DA-87-17
(ZA-86-57)
BONNINGTON
NEIGHBOURHOOD

Attention Of V. J. Abraham

PROPOSAL

Plans have been submitted for construction of a commercial office building to be located at 640 Upper James Street with approximately 696 m² (7500 sq.ft.) of gross floor area, and a total of 10 parking spaces located at the rear of the property.

RECOMMENDATION

That approval be given to Site Plan Control Application DA-87-17 by Seid M. Hashemi, owner, of land at 640 Upper James Street for a commercial office building, subject to the following:

- a) modification to the plan related to dimensions, notes, bench mark, fencing, and sidewalk location; and,
- b) to provide the location of the nearest fire hydrant to the satisfaction of the Fire Department.

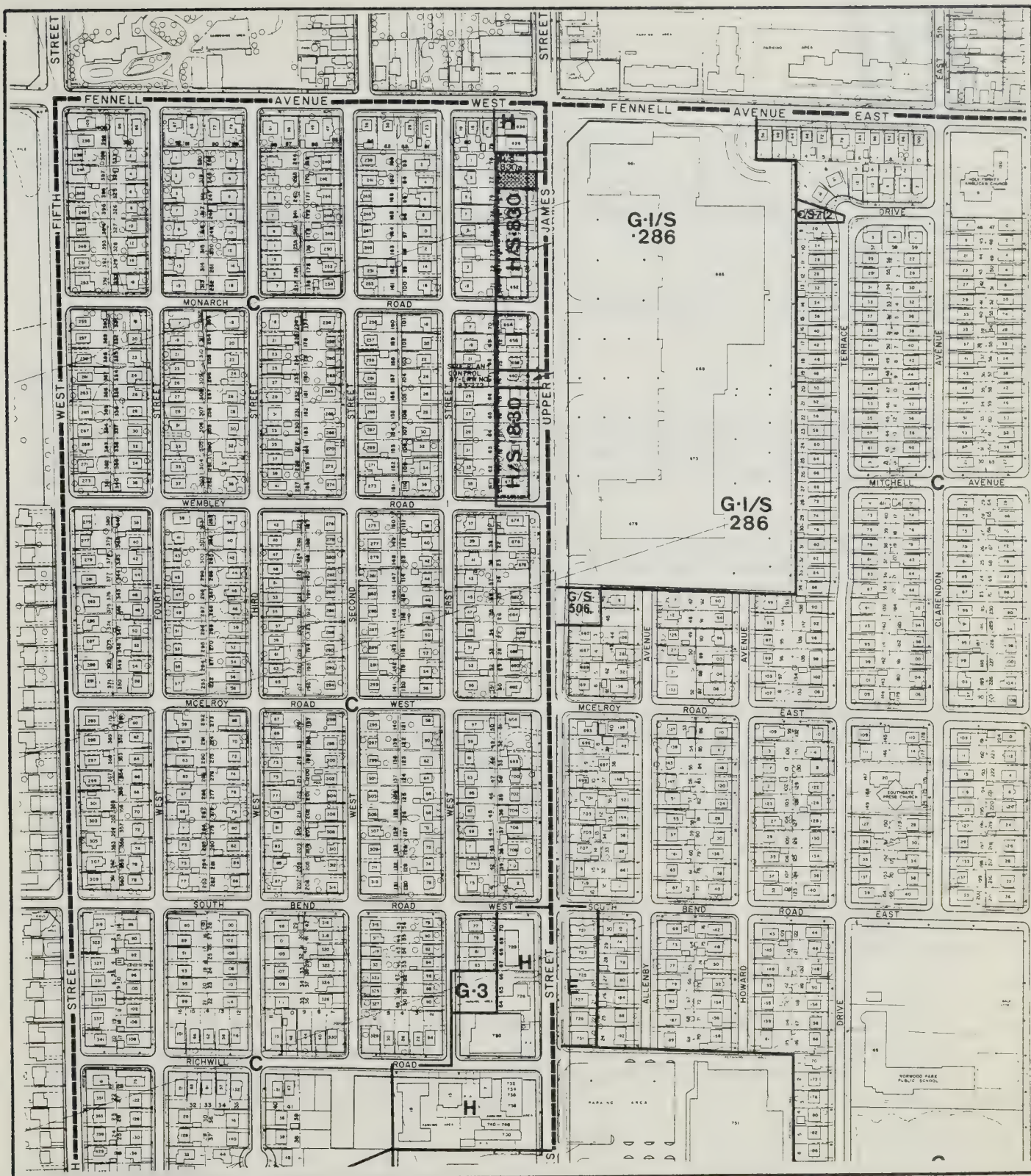
Victor J. Abraham, M.C.I.P.
Director of Local Planning

Approved On:

Alderman John Smith
Chairman and Ward Alderman

Alderman Don Ross
Ward Alderman

VJA/JPS/jd
W.P.DOC. 0390P(18)



PLAN SHOWING
LANDS SUBJECT TO

SITE PLAN CONTROL
APPLICATION DA-87-17

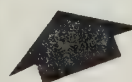
Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



SITE OF THE APPLICATION

North



Scale
1:5,000

Date
April, 1987

Reference File No.
DA-87-17

Drawing No.
87-H-21

FROM Planning and Development Department

DATE _____

TO Planning and Development Committee

Refer to File No.

DA-87-16

CENTRAL

NEIGHBOURHOOD

Attention Of

V. J. Abraham

BACKGROUND

At its meeting of April 1, 1987, the Planning and Development Committee tabled the application until April 15, 1987 in order that negotiations presently in progress between Cadillac-Fairview Corporation and Yale Properties may resolve some of the issues affecting the development.

The applicant has also met with staff members to discuss the project and the issues discussed in the report of March 25, 1987 and as a result minor amendments have been made and included in the following report.

PROPOSAL

Plans have been submitted for redevelopment of lands at the south-west corner of James Street North and York Boulevard. The project includes demolition in stages of the existing parking structure, Eaton's store and Toronto Dominion Bank and rebuilding a new Eaton's store and a new retail mall as shown on the plans. A pedestrian bridge connection is proposed to connect the Eaton's Centre and Mall to the new municipal parking structure to be constructed on the north-east corner of York Boulevard and MacNab Street North.

The new Eaton's Centre will have 4 levels while the retail mall will have 3 levels. The combined total gross floor area will be 47,941 m² (516,050 square feet). The basement level will also accommodate 7 loading bays with an entrance from York Boulevard and an exit to James Street North.

The retail mall will have its main entrance on James Street North with a secondary entrance to York Boulevard. The Eaton's Centre will connect directly into the central court of the mall and will also have street level entrances from York Boulevard at two points.

RECOMMENDATION

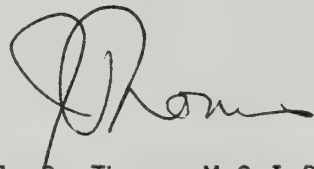
That approval be given to Site Plan Control Application DA-87-16 by the Cadillac Fairview Corporation Limited, prospective owner of the lands at the south-west corner of York Boulevard and James Street North, for redevelopment of a commercial mall subject to the following:

- (a) modification to the plans related to notes and dimensions as marked in red on the plans;

- (b) modification of the James Street facade to create a secondary focal feature on the axis of Rebecca Street, without relocating the main entrance to the development;
- (c) modification of the James Street North and York Boulevard facades to incorporate a design which could accommodate maximum storefront display areas and that a note be placed on the plan which indicates that the applicant will encourage the prospective retail tenants to make use of these display areas and to encourage entrances off James Street South and York Boulevard.
- (d) provide sight triangles and signalization of the service truck ramp to the satisfaction of the Director of Traffic Services;
- (e) dedication of 1.5 m along York Boulevard to the Region for road widening and utility purposes;
- (f) provision by the applicant for the appropriate agreements for construction of a pedestrian bridge over York Boulevard and related sidewalk/roadway and servicing construction;
- (g) finalization of the road closure forming part of the development.
- (h) provision of a "+15" pedestrian walkway system from the parking structure to Jackson Square, and further; that in the event the development cannot accommodate the "+15" system, the Executive Committee be advised and requested to evaluate the feasibility of municipality providing such a system on the municipally owned property.



Victor J. Abraham, M.C.I.P.
Director of Local Planning



J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development Department

Applicant

The Cadillac Fairview Corporation Limited, prospective owner

Location and Description

The subject land is located at the south-west corner of York Boulevard and James Street North and has a total lot area of 14,323.63 m² (154,183.42 square feet).

At present, three structures exist on the land: Eaton's, a parking structure and the Toronto Dominion Bank. The Eaton's building is listed on the Hamilton Inventory of Architecturally and/or Historically Significant Buildings. However, at its meeting of October 28, 1986, City Council agreed to the condition that "demolition permits will be available for all existing structures on the project lands."

Zoning

I/S-532 (Central Business) District Results of Circularization

1. The Building Department has advised that a total of eight (8) loading spaces at 12 ft. x 59 ft. are required.
2. The Fire Department has advised that the existing fire hydrant locations are satisfactory and that the development must conform to the Ontario Building Code.
3. The Hamilton-Wentworth Engineering Department and the City Traffic Department comments are attached.

Comments

1. The Eaton's Centre and mall project is an exciting project for the City of Hamilton and the Downtown Central Area. Both the owners and the developers have expressed their continued confidence in the City and again are adding to and promoting its growth and life. The great importance of this project cannot be simply measured in the employment numbers through construction and permanent positions in the project, but must form part of the entire City that is continually being weaved like a fabric, gaining strength, colour and maturity with each new strand. This particular strand is not temporary in nature but is of a long term facility and therefore demands thorough review in every facet of the project. That review by all parties involved must consider the entire "fabric"; its own composition and how it weaves with all the other strands. The following comments are therefore related to this review of the urban design fabric and its neighbourhood fit.
2. The plans received on a technical nature require modifications related to notes and dimensions and are marked in red on the plan. These pertain to minimum or maximum dimensions, notations, road closure, easements, grading, etc.
3. This complex development has been evolving at a very quick pace in a relatively short period of time. Many basic issues of an "Urban Design" nature appear to have been given a low priority in the decision making process. Although the applicant has had meetings with various groups, committees and staff to discuss the project, only superficial items have been altered slightly in response to expressed concerns.

As an example, the James Street North facade of the building has been altered from the original proposal to include some window display areas and building features which closely resemble the existing structure.

However, the new Eaton's Centre and the retail area along York Boulevard avoids any street orientation other than its entry areas. The entry points themselves are of concern because they are a result of the internal building design only, rather than a connection between the neighbourhood fabric and the proposed building uses. The main entrance from James Street is the "half-way" point of the retail complex and the middle of Eaton's Centre rather than an emphasis of the neighbourhood street patterns. The terminus of Rebecca Street is an uneventful repeat section of the architecture of the James Street facade. The "main feature" entrance occurs within the next 20 m south of Rebecca Street, and off-centre from the street.

Facade treatment, and entrance location are therefore specific areas which should be reconsidered in the existing urban character context.

4. The proposed development contains a truck service entrance from York Boulevard and an exit onto James Street North. The location of this exit ramp destroys the originally proposed internal connection to Jackson Square. The applicant has advised that they are in negotiations with Jackson Square management to resolve the following:
 - (a) Use of the truck service lane from York Boulevard to Main Street West.
 - (b) Internal connection to Jackson Square and possibly upper level pedestrian access to the +15 system.

These connections are of critical importance to the urban fabric of Jackson Square, the new Eaton's Centre/mall and the surrounding area.

The applicant has been encouraged to pursue these negotiations with Jackson Square and to provide the pedestrian connections. A note has been added to the plan to permit these connections and related minor changes to the plan when negotiations can be finalized.

In addition to the Jackson Square pedestrian connection, serious considerations should be given to a direct pedestrian connection between Eaton's and the Farmer's Market. Potential connections exist on three levels: the basement, at grade and the +15 levels.

5. As previously noted, a pedestrian bridge is proposed to connect the "+15" level of Eaton's Centre/mall to the proposed municipal parking structure on the north side of York Boulevard. This connection appears to limit pedestrian circulation between the Eaton's Centre/mall and the parking structure only. Also, since the connection is related to retail uses, the hours of operation of the mall will restrict the use of the pedestrian bridge. This is further limited if the mall or Eaton's does not have "+15" connection to the Jackson Square area.

This concept of a restricted "+15" pedestrian circulation system is contrary to City Council policy to establish a continuous "+15" walkway system in the downtown area. Although alternative locations for the bridge and/or alternative for an open pedestrian system to connect to the

"+15" Jackson Square level have been discussed, the applicant has advised that reduction of retail space is undesirable to accommodate a separate walkway system within the Eaton's Centre. Also, present negotiations with Jackson Square dealing with various matters including the upper level connections have not been finalized.

Notwithstanding these comments by the applicant, the "+15" concept must be addressed more fully in such a large development. If the connection is to serve only Eaton's Centre/mall and the parking structure as proposed, it can occur at any location suitable to the two structures and either above or below grade level. If however, it is to serve the neighbourhood area, then the connection and the system are of great importance and must be provided either within the development or on municipal lands. The connection must also be accessible at all times or for as many open hours of operation as possible.

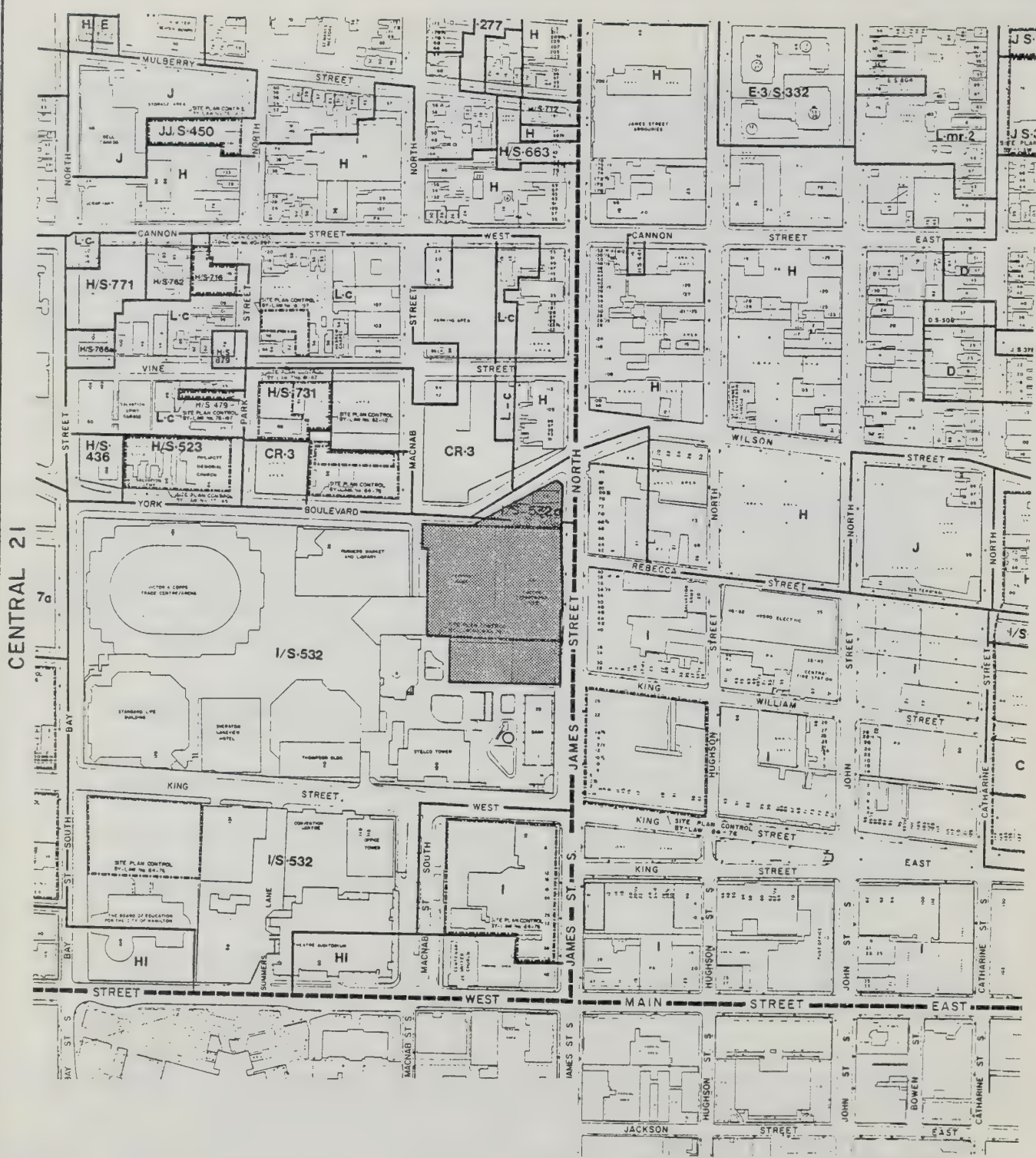
The applicant should therefore reconsider the "+15" system to endeavor to incorporate a continuous walkway system connected from the parking structure, through this development to the most appropriate connections to Jackson Square. If this proves to be impossible to include, the municipality should further evaluate the potential of accommodating such a system within the municipally owned lands. Both of these routes must be sensitive to the urban framework of the area and in particular the relationship to the facade of any adjacent buildings.

6. As noted by the Hamilton-Wentworth Engineering Department in their attached letter, the following road widenings are required:
 - (a) Approximately 3.65 m (12 ft.) is required along James Street South.
 - (b) Approximately 3.04 (10 ft.) is required along York Boulevard.
 - (c) A daylight corner of approximately 8.2 m (27 ft.) is required at James Street North and York Boulevard.

The submitted plans provide for a 1.5 m (4.9 ft.) widening along York Boulevard to accommodate a municipal sidewalk of 3.04 m (10 ft.) and a small daylight corner at the intersection.

The Planning and Development Department has no objection to the applicant's proposed setback, but notes that consideration should be given to comments from the Hamilton-Wentworth Engineering Department.

7. It should be noted that any works occurring on the adjacent road allowances in regard to sidewalk construction or services, requires the appropriate agreements with the Municipality.





CENTRAL 21

BEASLEY 10

PLAN SHOWING
LANDS SUBJECT TO
SITE PLAN CONTROL
APPLICATION DA-87-16

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend		
	SITE OF THE APPLICATION	
 North	Scale 1:5,000	Reference File No. DA-87-16
	Date MAR. 1987	Drawing No. 87-H-14



THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Department of Engineering
71 Main Street West, Hamilton, Ont. L8N 3T4

PLANNING & DEVELOPMENT LOCAL PLANNING BOARD			
DA-87-16			
	INIT.	INFO.	ACT.
DIR.			
DEPT.			

ID #0067 (28)

March 11, 1987

DEV.			
✓ E&D	✓	✓	✓
✓ E&D	✓	✓	✓
CAST.			
ADMIN.			

Refer to File No. E220-0301

Attention of K. A. Brenner

Your File No. DA-87-16

TO: J. Sakala, Planning and Development

FROM: K. A. Brenner, Environmental Planning Engineer

RE: Site Plan Control Application No. DA 87-16 for a Commercial Development (Eaton and Retail Space) at the South West corner of James Street North and York Boulevard.

In addition to our previous comments dated December 2, 1986, (see copy attached) we would like to add the following comments:

We recommend that the dedication of the previously required road widenings to the Region, be made a condition of site plan approval.

All buildings are to be setback from the street lines as widened and the plans should be revised to reflect this requirement.

The plans submitted by the applicant provide for a building setback from the York Boulevard road allowance to establish a 10 foot sidewalk between the York Boulevard curblineline and the building structure. As stated previously, this does not conform to our previous recommendations. However, should the Committee adopt the plans as submitted, we require that the lands adjacent to the York Boulevard road allowance be constructed at the same grade as the adjacent sidewalk in the road allowance and must be kept clean of pedestrian encumbrances such as benches etc.

Cont'd....

-page 2-
March 11, 1987

Site Plan Control Application No. DA 87-16 for a Commercial Development (Eaton and Retail Space) at the South West corner of James Street North and York Boulevard.

Cont'd

Elevation drawings show proposed canopies within the road allowance. Therefore, we require that either these canopies be removed or encroachment agreements with the Region be entered into.

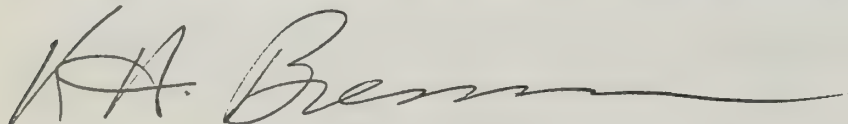
According to the plans submitted, the underground parking and service area will have an entry access from York Boulevard and an exit onto James Street. As was stated in a meeting on 87-03-06 with the applicant, we require certain vision triangles at the exit for pedestrians on the sidewalk and vehicles on James Street. The structure to the south is already constructed and revisions to this structure will be required. Furthermore the vehicles must have a relatively level platform behind the property line prior to entering the street. In general, it is our opinion that an access onto James Street is undesirable and that attempt should be made to have the parking and service vehicles connected to the Lloyd D. Jackson Square underground parking and truck tunnel.

In addition, should the access onto James Street be approved all cost associated with providing sight triangles and revisions to the traffic signal at James and King William Streets etc. are at the expense of the applicant.

The plans submitted also show vertical support posts for the pedestrian bridge within the York Boulevard road allowance. We require that all such supports be on lands outside the road allowance limits.

An encroachment agreement with the Region is required for the placement of pedestrian bridge within the York Boulevard road allowance.

We also require that all the appropriate road closures be finalized prior to the issuance of a Building Permit and this closure (Merrick St.) must be finalized as condition of Site Plan Approval.



DWW/FAR:lc





THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Department of Engineering
71 Main Street West, Hamilton, Ont. L8N 3T4 (416) 526-4170

geller

ID #0033D(38)

*Comments on Road Widening
to be a condition of Site Plan
Control Application D.A. B7-16
X*

Refer to File No. E220-0301
Attention of K.A. Brenner
Your File No. C.I.-86-P

December 2, 1986

TO: V. J. Abraham, Planning Department
FROM: K. A. Brenner, Engineering Department
RE: City Initiative 86-P for a change in zoning from "H" and "L-c" to "I" Modified District regulations for property located on the south-west corner of York Boulevard and James Street North, Hamilton

Please be advised that public watermains as well as a combined storm and sanitary sewer system, are available to service the subject lands.

The designated road allowance width of York Boulevard and James Street is 26.21m (86 feet). In accordance with this designation, Survey Plan P 818A was prepared outlining specific lands required for the widening of James Street. We therefore recommend that as a condition of zoning approval, sufficient lands as shown on Survey Plan P 818A be dedicated to the Region. This road allowance widening is warranted from an Engineering Standpoint. For the information of the Committee, this road allowance widening on James Street is required to provide auxiliary turning lanes, bus stop area and loading facilities for taxis etc. This road widening is to extend from York Boulevard to south of the existing Eaton Centre to align with previous road widenings acquired adjacent to Jackson Square.

The designated road allowance width of York Boulevard (Merrick Street) is 26.21m (86 feet). According to Survey Plan SS-991, the existing road allowance width of York Boulevard is 23.16m (76 feet). This section of York Boulevard is constructed to 5 lanes already with an approximate 3.60m (11.75 foot) sidewalk on the north side and an approximate 1.47m (4.8 foot) sidewalk widths ^{on the south side} ~~on the south side~~ utility relocation and associated pedestrian amenities. There are two means of achieving this sidewalk width as follows:

- that a 1.50m (5 foot) strip of land be dedicated to the Region for road widening and utility purposes and that the lands be developed through site plan control to provide for an additional 1.5m (5 foot) sidewalk on adjacent property for pedestrians etc.

Cont'd . . .

page 2-
December 2, 1986

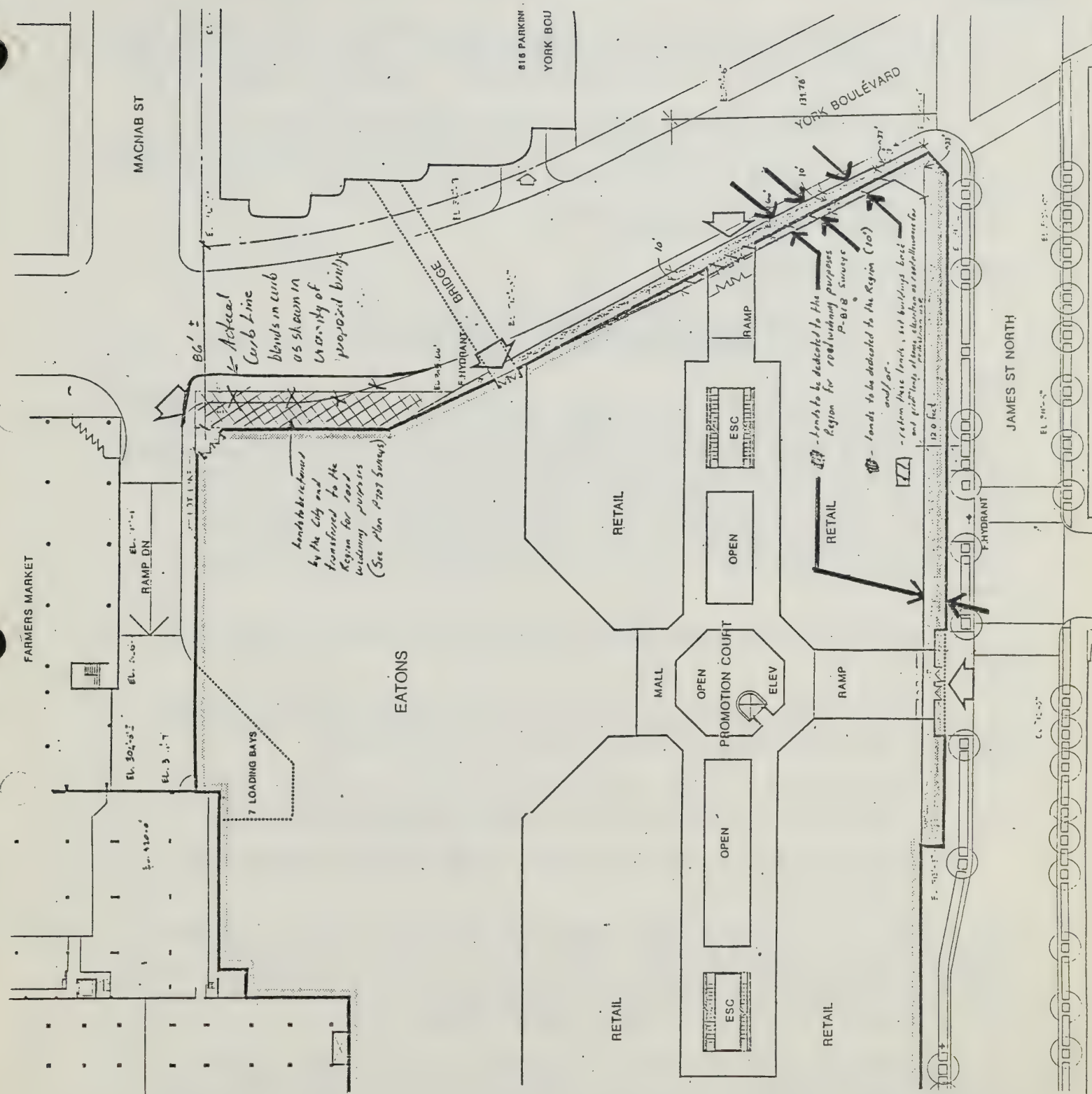
City Initiative 86-P for a change in zoning from "H" and "L-c" to "I" Modified District regulations for property located on the south-west corner of York Boulevard and James Street North, Hamilton

Cont'd

- that a 3.04 (10 foot) strip of land be dedicated to the Region for road widening and utility purposes.

For the information of the Planning Department we have attached a sketch of plan 86-H-108 which outlines lands required for road widening/pedestrian purposes. In addition, daylight triangles, as shown on the attached plan are required to establish the future curbline and radii at the south-west corner of James Street and York Street.

FAR/KC:jlr





THE CORPORATION OF THE CITY OF HAMILTON

City Hall, 71 Main Street West, Hamilton, Ontario L8N 3T4

1987 March 20

Mr. V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department

Attention: Mr. John Sakala

Re: Site Plan Control Application DA-87-16
Eaton's Centre-S.W. Corner James St.N.-York Blvd.

Dear Sir:

The Traffic Department has reviewed the above plans in response to your letter dated 1987 March 4. The existing parking structure located on this site provides a relatively direct connection to Jackson Square and the various surrounding facilities. An essential component in the analysis of this project must then be the maintenance and enhancement of these pedestrian links. The present plan however acts towards severing these pedestrian connections by not providing any direct connections to the adjacent development and represents a departure from previously submitted concept plans.

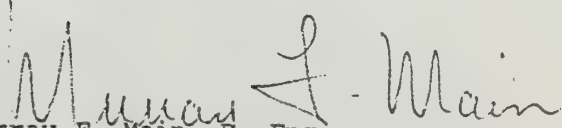
In order to address these apparent deficiencies we would suggest the following:

- 1) The north/south corridor in the Eaton's development could be connected at ground level to Lloyd D. Jackson Square if the proposed exit ramp were relocated. We would suggest two options for this relocation:
 - i) eliminate the need for a "New" ramp by making use of the existing "Truck Tunnel" through Lloyd D. Jackson Square for exiting or;
 - ii) relocate the exit ramp to the east of the existing entrance ramp (on York Boulevard)
- 2) Access from the Eaton's Centre should be provided to the roof top plaza level of Lloyd D. Jackson Square. This will allow parkers in the new municipal parking garage to enter Eaton's Centre via the +15 pedestrian bridge (over York Boulevard) and to continue through the centre to reach the various other connected facilities ie Library, Copps Collesium etc.
- 3) Some concerns have been raised in regards to point #2 above in that this pedestrian connection would be subject to the Eaton's Centre Mall area remaining open. To address this concern an auxiliary suggestion is to provide a pedestrian connection along the periphery of the Eatons project at at +15

level which would then connect to the City Market/Lloyd D. Jackson Square. This would allow the mall to close for security reasons while maintaining an important pedestrian linkage (see attached sketch).

It is our view that these provisions are essential to the proper integration of this development with our facilities, and that the plaza level connections are clearly the intent of the Council's +15 policy (attached).

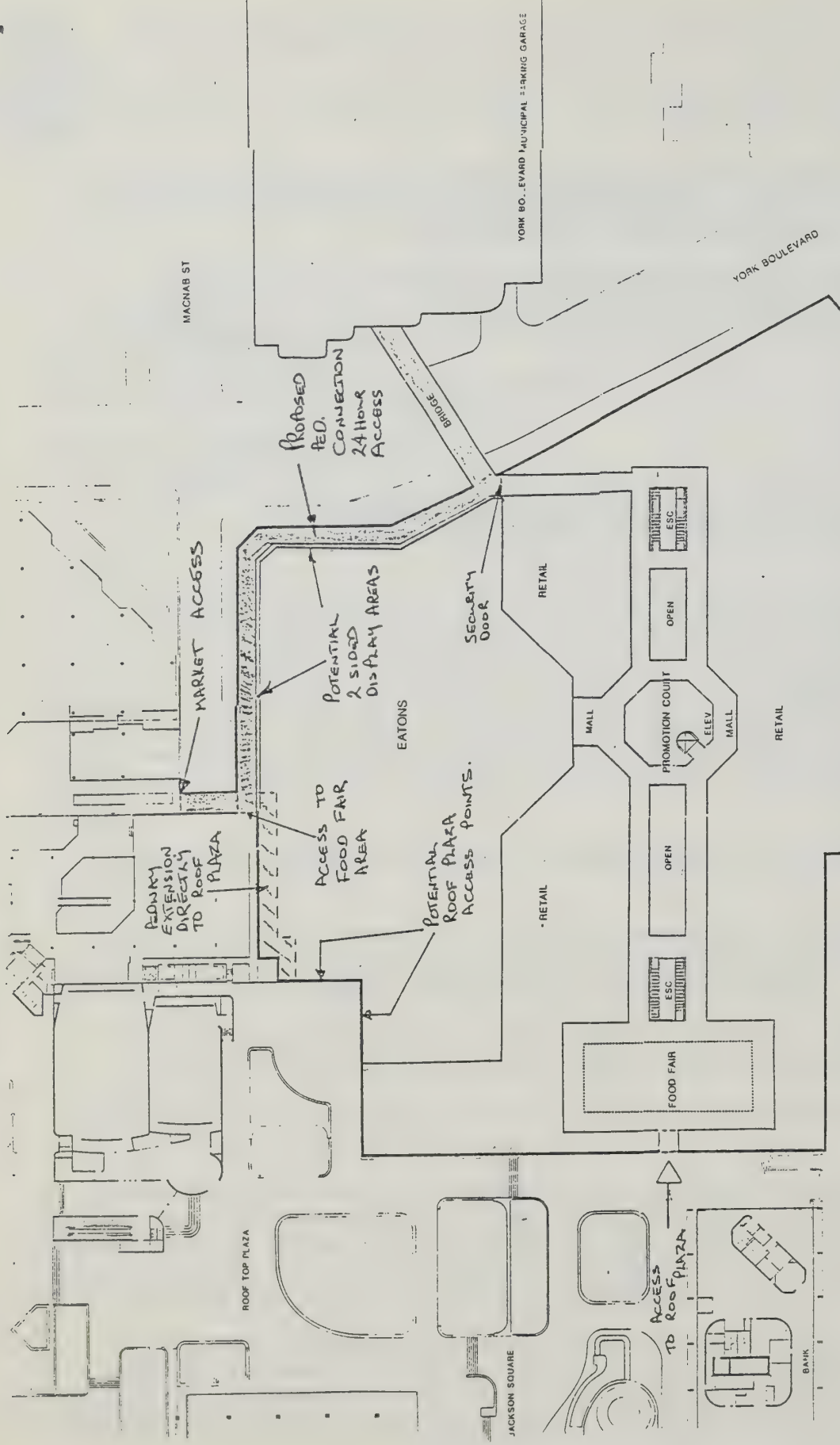
Yours truly,


Murray F. Main, P. Eng.
Director of Traffic Services

RK:lh

RK

Attachments



JAMES ST. NORTH

JAMES ST. NORTH

Chickadee Plan



FOR INFORMATION

1ba

FROM Planning and Development Department

DATE _____

TO Planning and Development Committee

Refer To File No _____

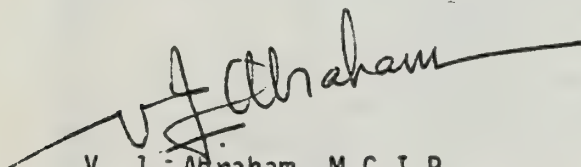
Attention Of V. J. Abraham

SUBJECT

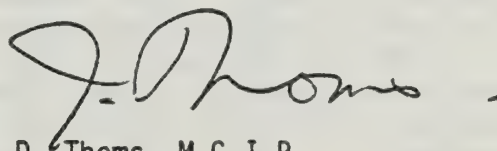
Status Report on Demand Responsive Planning Projects

RECOMMENDATION

That the Planning and Development Committee receive the attached Status Report as information.



V. J. Abraham, M.C.I.P.
Director of Local Planning



J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development Department

BACKGROUND

As requested by the Planning and Development Committee, this status report has been prepared to assist the Committee in monitoring progress on the major projects.

STATUS OF DEMAND RESPONSIVE PROJECTS

Table 1* provides a detailed summary of all major demand responsive projects that the Planning and Development Department has committed to undertake to date. The summary includes a description of the status of each project and the anticipated timing (completion date).

Historically, the Department averages 622 days of demand responsive projects annually. These projects arise as a result of unexpected issues which require immediate attention as directed by standing committees of Council, Council or other departments. Ranging in magnitude from day-long assignments to major year-long studies, the Department allocates staff resources in the Work Programme to meet these unanticipated needs. Currently, there are 27 such studies which are being dealt with by the Department as 'A' priority assignments, together with the approved projects (see Table 2)* contained in the 1987 Work Programme.

* Four studies which began in previous years as demand responsive are now approved projects in the Work Programme, and are included in Table 1.

It is intended that all of these studies will be initiated during the course of the year with the existing staff complement, except for the High Density Residential Development Study which is dependent on additional staffing to be supported by provincial grant funding. Tentatively, some twelve projects are scheduled for completion by mid-year; nine by year-end; and the remainder are scheduled for completion in 1988. It should be noted that the list of project contained in Table 1 is dynamic and continually growing as new projects are assigned.

MONITORING

To ensure its project commitments to the City, the Department as a matter of course, undertakes a mid-year (July) status review of all approved and demand responsive projects. This review enables the Department to recommend to the Planning and Development Committee any changes to project priorities, if necessary so that staff resources can be reallocated to meet pressing issues. Traditionally, this practice has ensured that the City's expectations for planning services are satisfied by the Department.

A.L.G.:nd

W.P. DOC. 0459P

TABLE 1 - STATUS SUMMARY: DEMAND RESPONSIVE PLANNING PROJECTS

<u>PROJECT</u>	<u>STATUS</u>	<u>TIMING</u>
● City Entrances - Main Street West study	- 1st phase completed and presented to P&D	December
	- 2nd phase awaiting approval of summer students	
● Upper James Corridor	- continuation of urban design component of Neighbourhood Planning along corridor (Ryckmans, Mewburn and Kennedy East completed)	1988
	- Allison, Jerome and Kerningham to be initiated	
● Centennial/Q.E.W. Strategy	- draft report circulated to reviewers	September
● International Villages Study	- draft report circulated to reviewers and being revised accordingly	June
● Durand Neighbourhood Plan	- draft plan circulated to reviewers	Public meeting June
● Day Nurseries Study	- draft report circulated to reviewers and being revised accordingly	Public meeting June Completion September
● Burlington Street Renaming	- circulated to affected properties (proposed name change)	June
● Review of Zoning - Uses in M-15 District Districts	- being initiated	June
	- M-11, M-12 Districts to be initiated in the fall	1988
	- Deletion of Townhouse in D District near completion	April
● Cash-in-lieu of parking	- annual review to be initiated in November	December

<u>PROJECT</u>	<u>STATUS</u>	<u>TIMING</u>
● Development Incentives Study	- 2nd draft circulated to reviewers	May
● Stoney Creek Annexation Proposal (Gershorne)	- liaised with CAO and Stoney Creek as required	Ongoing
● Industrial Parks Assessment	- 2nd draft circulated to reviewers and being revised	July
	- to be submitted to Executive Committee	
● Supermail Box Location Study	- analysis completed and draft report report circulated to reviewers	May
	- to be submitted to Legislation Committee	
● Freeway Standards Implementation	- liaised with Solicitor and Building Depts. and Ministry of Environment regarding residential development standard for noise attenuation	Fall
	- implementation method to be formulated	
● Upper James/Rymal Commercial Market Review	- completed review of market study and discuss related issues with applicant	July
● Housing needs demand	- scheduled to begin in September	Spring 1988
● Gershorne (Greenhill) Review	- report being finalized	July
● Allison (Upper James) Review	- commercial land use potential being assessed	July
● Limeridge - Freeway Uses	- scheduled to begin in May	July
● Neighbourhood Philosophy	- scheduled to begin in July	September
● Walkways	- scheduled to begin in September	November
● Go Transit Commuter Rail Study	- providing technical information to GO Transit Consultants and monitoring study progress	Ongoing

<u>PROJECT</u>	<u>STATUS</u>	<u>TIMING</u>
• Adult Entertainment Parlours Review	- draft report being finalized for circulation to reviewer	June
• Garbage Enclosures	- scheduled to begin in July	November
• Review of Regulations Controlling Flea Markets	- scheduled to begin September	1988
• Review of Site Plan Application throughout the city	- study initiated as requested by Business Land Use Advisory Board and endorsed by P&D Committee	August
• High Density Residential Development Study	- granting funding from Province approved	April 1988
	- terms of reference completed	
	- awaiting P&D Committee approval	

TABLE 2 - Excerpt From the 1987 Work Programme

TABLE 2

SUMMARY SHEET HAMILTON: LOCAL PLANNING BRANCH

Page	Project No.	Project Name	Person		Days T & C.	Other Costs \$	Timing		Priority
			Staff				Start	Finish	
17.	6 6-7 5-2	Official Plan & Neighbourhood Plans Administration and Representation	240		80	--	ONGOING		A
18.	1, 9, 13	Zoning Applications and Representation	640		225	--	ONGOING		A
19.	2	Site Plan Applications	325		90	--	ONGOING		A
20.	99, 6-4	Public Information Services	370		--	--	ONGOING		A
21.	5-4-4	Special Purpose Committees	177		30	1000	ONGOING		A
22.	4,5,6,7,8	Land Development Review and Comments	183		5	--	ONGOING		A
23.	5-4-7-9 5-2-101, 82, 45	Central Area Plan South Mountain Neighbourhood Planning (Mewburn, Jerome, Falkirk W)-Part 1	130		62	1500	1986 DEC		A
24.	3	City Entrances	45		5	--	ONGOING		A
25.	5-4-41	Durand Neighbourhood Plan	60		25	1700	1985 DEC		A
27.	10	High Density Apartment Policies	65		55	1000			A
28.	5-8-4-2	Heritage Planning and Implementation	40		15	--	ONGOING		A
29.	5-6-4-8	Parks Expenditures	30		10	--	ONGOING		A
30.	5-7-1	Niagara Escarpment Plan Amendment	11		5	--	SEPT DEC		A
31.	5-4	Day Nurseries	10		3	500	ONGOING		A
32.	5-4-3-2-3	Industrial Revitalization - Part 1	20		10	250	ONGOING		A
33.	5-4, 10	Demand Responsive Projects	622		215	--	ONGOING		A
34.	95-98, 12	Resource Management	410		--	--	ONGOING		A
35.	11	Union Business	12		--	--	ONGOING		A
		SUB-TOTAL	3555		895	7950			
		EQUIVALENT TO 16 PLANNERS							

FOR ACTION

16b.

FROM Planning and Development Department

DATE March 23, 1987

TO Planning and Development Committee

Refer To File No. P5-4-7-15

Attention Of V. J. Abraham

SUBJECT

High Density Residential Development Study - Terms of Reference.

RECOMMENDATIONS

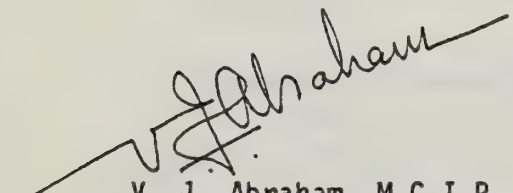
That the Planning and Development Committee approve the Terms of Reference for the High Density Development Study, attached as APPENDIX "A".

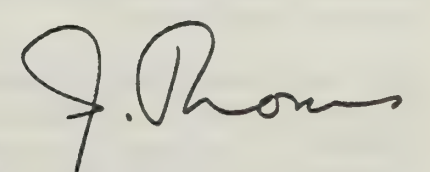
EXPLANATORY NOTE

A study on High Density Residential Development in the Central Area has been included in the 1987 Work Program. This study was originally recommended as a result of joint meetings of LACAC, CAPIC, the Durand Neighbourhood Association and the Durand Neighbourhood Plan Advisory Committee. The Hamilton Real Estate Board and the Chamber of Commerce have also indicated their support for the Study.

In December 1986, the City received a \$35,000 Community Planning Grant from the Ministry of Municipal Affairs, for 50% of the Study costs. The deadline for work as set by the Ministry is April 29, 1988.

A Terms of Reference for the Study has been prepared and is attached as APPENDIX "A".


V. J. Abraham, M.C.I.P.
Director of Local Planning


J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development

BACKGROUND

On August 12, 1986, the Planning and Development Committee approved, in principle, a High Density Residential Development Study in the Central Area as part of the Planning Department 1987 Work Program. Further, on August 26, 1986, Council authorized the Director of Local Planning to investigate the possibility of securing a grant from the Ministry of Municipal Affairs to assist in carrying out the study.

On December 19, 1986, the Minister of Municipal Affairs announced that the City has been awarded a Community Planning Grant to assist in undertaking the Study. The Grant provides funds in the amount of \$35,000 or 50% of the actual costs of the study, whichever is the lesser. A payment of \$29,750 has already been received. The Ministry has established the deadline for work on April 29, 1988.

STUDY CONTENT

It is proposed that the Study will examine the impact of the planning and development of high density residential buildings on the character of existing areas in the Central Area. The Central Area is the most logical study area since it has greatest concentration of lands zoned for high density residential use and the largest supply of existing apartments in the City.

The effect of high density buildings on existing areas has been a concern of LACAC, CAPIC, the Durand Neighbourhood Plan Advisory Committee and the Durand Neighbourhood Association. These Committees, through joint meetings, originally identified the need for such a study and recommended that the Study be undertaken. In addition, the Hamilton Real Estate Board and the Chamber of Commerce have indicated their support for the Study through discussions with CAPIC.

The Study will be in two distinct phases. Phase I will examine the current inventory of lands zoned and/or designated for high density residential development in the Central Area and its impact on the surrounding area. Phase II will review the effect of existing regulations and develop a strategy for the planning and development of high density residential buildings. (See Appendix "A" for the detailed terms of reference.)

Upon the completion of Phase I, a report will be provided. In addition to an examination of the current situation, the report will outline options for actions to be developed during Phase II. At this point, the Planning and Development Committee should approve those actions which will be studied in Phase II.

BJ:cs
Attach.

0383P

SUMMARY

HIGH DENSITY RESIDENTIAL STUDY

BACKGROUND

- o The study looks at 'E' (High density residential) zoned areas in the Central Area (Escarpment to the Bay and Queen to Victoria).
- o The study is included in the Department's work program. A provincial grant of \$35,000 has been awarded. The money would be used principally to hire staff to carry out the study.
- o The study is supported by CAPIC, LACAC, Durand Advisory Committee, Durand Association, Chamber of Commerce and Real Estate Board.

PROGRAM

Phase I

- o Summer 1987 - report to Planning Committee on Background and Analysis. The report will recommend options for action to be evaluated during Phase II, including possible termination of the study at this point.

Phase II

- o Fall 1987 - report to Planning Committee on proposals adopted by the Committee and authorization for public meeting.
- o Spring 1988 - report to Planning Committee on review of submissions from public meeting.

PURPOSE

- o To fulfill the economic potential of the downtown by maximizing the number of people living in close proximity.
- o To implement the Regional Economic Strategy by providing a high quality of life in inner city neighbourhoods and improving the image of the city.
- o To bring the zoning into line with Central Area Plan policies.

ISSUES

- o Attracting high density housing and finding enough sites.
- o Encouraging good urban design particularly how development will fit into the neighbourhood.
- o Traffic access to arterial roads.

HIGH DENSITY RESIDENTIAL DEVELOPMENT STUDY

TERMS OF REFERENCE

INTRODUCTION

The purpose of this Study Design is to:

- o define the objectives of the Study;
- o outline the study methodology; and,
- o detail cost timing and staff requirements associated with the Study.

BACKGROUND

On August 13, 1986, the Planning and Development Committee approved a study of High Density Residential Development in the Central Area as part of the 1987 Work Program, subject of final approval during the budget review process. Further, on August 26, 1986, Hamilton City Council authorized the Director of Local Planning to investigate the possibility of securing a grant from the Ministry of Municipal Affairs in order to undertake this study.

The need for compatible residential development and the preservation of older areas in the Central Area originated in the Central Area Plan, as approved by Council on January 13, 1981. Policies in the Plan encourage redevelopment which is compatible with existing areas, including low-rise, high-density development, sensitive urban design and a preservation of buildings and areas of historical and architectural significance.

OBJECTIVES

It is proposed that this study examine the impact of High Density Residential zoning on the Central Area. The study will identify the need and demands for the existing zoning for high density residential development in its present location throughout the Central Area. In addition, it is proposed that the study will develop a strategy regarding this form of housing.

This study should address the following issues associated with lands zoned for high-density residential development:

- o the need for high density residential buildings and the ability of the current supply of appropriately zoned lands to meet these demands;
- o the appropriate location for higher density development;
- o the source of regulations for apartment building in achieving buildings of human scale, developing consistent streetscapes, providing access to sunlight and reducing wind tunnel effects;

- o the effect of new high density residential buildings on the preservation of heritage buildings and heritage areas; and,
- o impacts of high density rezoning on the existing community, existing infrastructure, traffic implications, open space requirements, public transit, etc.

STUDY AREA

The study will examine High Density Residential development in the Central Area, that portion of the City of Hamilton bounded by the Bay, the Escarpment, Queen Street and Victoria Avenue.

This area has the largest concentration of lands zoned for high density residential purposes and existing apartments in the City. For this reason, the Central Area is the most logical study area.

However, policies developed by the study may be applied to high density residential development throughout the City.

STUDY APPROACH

It is proposed that the study will be undertaken in two phases:

- o Phase I will examine the current supply of lands zoned for high density residential development, the impact of existing developments on the surrounding area and examine the effect of current regulations on the quality and quantity of high density residential development. At the completion of this Phase, an interim report will be submitted to the Planning and Development Committee. The report will outline options for action that could be taken in order to implement a strategy for the development of high density residential buildings; and,
- o Phase II will evaluate and establish strategies for the planning and development of high density residential buildings based on the options recommended and adopted.

PHASE I - EXISTING SITUATION

Phase I will consist of the following steps:

1. Identify existing areas planned for high density residential development:
 - areas designated for high density residential development in the neighbourhood plans;

- areas zoned for high density residential development ("E", "E-1", "E-2" and "E-3" Districts);
 - existing apartment buildings.
2. Need for High Density Residential Buildings:
- trends in apartment construction;
 - apartment vacancy rates;
 - trends in condominium construction;
 - costs associated with home ownership;
 - the impact of changing household structure on the demands for high density residential development. This step will include an examination of the following:
 - o age distribution household formation characteristics;
 - o average household sizes;
 - o number of children;
 - o type of households (family/non-family household);
 - o changes in age and sex of household head.
 - the movement of population into and out of the Central Area.
 - discussions with representatives of the building industry, tenant groups and other interested agencies.
3. Distribution of High Density residential zoning:
- identify concentrations of high density residential development;
 - existing and potential densities on a small area basis;
 - review location of existing high density residential buildings and evaluate their impact on the surrounding area (traffic, streetscape, shadowing, wind tunnel effects).
4. Effect of High Density Residential Development of the Central Area:
- identify the historically listed and designated buildings within areas zoned for high density residential development;
 - identify potential and existing problems to streetscape such as:
 - o blocking view of escarpment and the bay;

- o poor mix of units (e.g. singles alongside high rises);
 - o parking problems;
 - o traffic problems;
 - o blocking sunlight; and,
 - o wind tunnel effects.
 - inventory of all units within areas zoned for high density residential zones (e.g. single semis, plexes, low-rise apartments, or high-rise apartments).
5. Review policies of the Official Plan and Central Area Plan regarding residential development in the Central Area, the mix of residential unit types and appropriate densities. The study will also examine high and medium density apartment designations and policies in the Neighbourhood Plans.
 6. Review zoning requirements for High Density residential developments (i.e., "E", "E-1", "E-2" and "E-3" Districts) in terms of:
 - yards;
 - maximum heights
 - maximum floor area;
 - landscaping; and,
 - density bonuses.
 7. Review the potential for site plan control to minimize impact of developments on the existing streetscapes.
 8. Review regulations which protect existing buildings such as:
 - Heritage Act (i.e., postpone demolition of designated buildings);
 - Rental Housing Protection Act (i.e., prevent demolition of existing rental housing).
 9. Review any other legislation which will promote or impede high density residential development such as:
 - Rental Protection Act;
 - Rent Control legislation;
 - Assured Housing Programs;
 - Renovation programs (OHRP and RRAP); and,
 - Rental Registry.
 10. Review the regulations of other municipalities regarding high density residential development.

11. Outline options for future actions to be examined in Phase II.

Upon the completion of Phase I, an interim report on the current situation will be submitted to the Planning and Development Committee. The report will examine the supply of high density residential development and evaluate its impact on the surrounding environment. In addition, the report will outline options available for the implementation of a strategy for the planning and development of high density residential development in the Central Area. The exact nature of Phase II will be dependent on those options adopted by the Planning and Development Committee.

PHASE II - STRATEGIES

Phase II will consist of the following steps:

1. An evaluation of the impact of high density residential areas in the Central Area. The evaluation should determine the following:
 - whether the current supply of land designated for residential development can meet future demands in the Central Area;
 - where is the most appropriate location for high density residential developments;
 - what are the preferred densities for clusters of high density residential developments;
 - what are the problems, if any, with current regulations regarding high density residential development;
 - what is the impact of zoning for high density residential on the preservation and redevelopment of existing residential properties.
2. An analysis of the options adopted by the Planning and Development Committee regarding high density housing in the Central Area. These options may include some of the following:
 - revisions to the provision of zoning districts for high density residential development. Modifications to the existing "E" Zones could include one or more of the following actions:
 - o lower maximum permitted heights;
 - o reduce yard requirements;
 - o permit greater site coverage;
 - o bonuses for lower height buildings (e.g., reduced parking requirements);

- o permit building height based on height of adjacent buildings; and/or,
 - o the establishment of an additional zoning district for high density residential development.
- permit high density residential development in certain areas (e.g., along arterial roads). This option may require the down zoning of some areas while permitting higher densities in other areas.
- permit the transfer of development rights to other properties if land zoned for high density residential is developed at lower heights.
- permit other uses in the "E", "E-1", "E-2" and "E-3" Districts, such as additional commercial and institutional uses.
- allow the conversion of existing buildings to condominiums when permitted by current legislation (i.e., Rental Protection Act).
- designate Heritage Conservation Areas/Buildings to preserve the existing streetscape and allow compatible redevelopment within.
- permit additional lands to be designated and zoned for high density residential development.

The potential costs to the landowner and developer associated with any change in zoning will be evaluated as part of the study. A consultant with experience in urban design and the development of high density residential buildings should be hired to undertake such a review on a case study basis. This will allow for the implementation of a strategy which will be as fair as possible to both the existing residents and the developer. The consultant would act both in this specific way, as well as giving general advice on a per diem basis. The consultant would also attend public meetings.

3. Develop recommendations regarding high density residential development. The recommendations will include an overall implementation plan.

STAFFING

The study will be co-ordinated by staff of the Neighbourhood Planning Section of the Planning and Development Department. The staff complement will include:

- Director of Local Planning Branch;
- Managers from the Policy Planning and Analysis, Neighbourhood Planning, Development and Urban Design Sections;

- Planners with research expertise;
- Planning Technicians.

During Phase I, a temporary Planner III will be hired for a 59-day period to undertake the bulk of the work. In addition, a student will be hired to assist in data collection and analysis. During Phase II, a temporary Planner III may also be hired for a period of 59 days.

Consultation will also take place with LACAC, CAPIC, the Durand Neighbourhood Association and the Durand Neighbourhood Advisory Committees, at key points through Phase II of the study.

In order to avoid the cumbersome meetings which may occur with all the members of the four committees which have jointly met to discuss the study, an advisory committee should be established consisting of representatives of all the committees. The Committee shall consist of members from LACAC, CAPIC, each of the Durand Advisory Committees and should include representatives of the Development Industry.

Since the study deals with property rights, input from landowners and residents should be considered and evaluated prior to implementation of the study's recommendations.

TIMING

277 person days are required to undertake the study. See the attached flow chart for a detailed timing schedule.

COST

The estimated cost of the study is \$66,083.40 (see attached table).

STUDY-COST ESTIMATE

<u>Phase No.</u>	<u>Tasks</u>	<u>Estimated Time (Person Days)</u>	<u>Estimated Cost (\$)</u>
1.	Background research in needs for high density residential development.	M - 5 PI - 15 PIII - 59 S - 90	
	Identify area of "E" Zoning, existing development, heritage buildings.		
	Determind effect of high density development on area.		
	<u>Total</u>	<u>169</u>	<u>\$23,224.59</u>
2.	Review existing regulations.	M - 14 PI - 20	
	Evaluate impact of high density residential development.	PIII - 59 PT - 15	
	Outline and evaluate options.		
	Outline recommendations (e.g., changing zoning, additional policies).		
	Consultation with residents and landowners.		
	Meetings with Advisory Committee, public meeting, Planning and Development Committee.		
	Evaluate cost options through case studies (Consultant).		
	<u>Total</u>	<u>108</u>	<u>\$21,732.91</u>
	<u>SUBTOTAL</u>	<u>277</u>	<u>\$50,583.40</u>

ADDITIONAL COSTS

Consultation (evaluational development costs, general guidance and presentation;	5,000.00
Contingency	2,500.00
Secretarial and Administrative	2,000.00
Cartographic	5,000.00
Computer	1,000.00

SUBTOTAL	\$15,500.00
----------	-------------

TOTAL	(person days) 277	\$66,083.40
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M - Manager
PI - Planner I
PIII - Planner III (Temporary)
PT - Planning Technician
S - Student

BJ:cs
WPDOC 0383P

HIGH DENSITY RESIDENTIAL DEVELOPMENT STUDY PROJECT TIMING

1987

PHASE NO.	TASK	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
		6 13 20 27	4 11 18 25	1 8 15 22 29	6 13 20 27	3 10 17 24 31	7 14 21 28	5 12 19 26	2 9 16 23 30	7 14 21 28
1	-background research in the needs for high density residential development									
	-identify areas of E zoning									
	-determine effect of zoning on areas									
	-interim report									
	-review regulations						*			
	-review regulations of other municipalities									
2	-evaluate impact of high density residential development									
	-evaluate costs of regulation changes on cost of land development (consultant to do case studies)							*		
	-outline and evaluate options								*	
	-outline recommendations									
	-draft report and finalize									

* ADVISORY COMMITTEE MEETING

+ PUBLIC MEETING

@ PLANNING AND DEVELOPMENT MEETING

COUNCIL MEETING

s SUBMIT TO MINISTRY OF MUNICIPAL AFFAIRS

F O R A C T I O N

17.

FROM: Planning and Development Department DATE: _____ M

TO: Planning and Development Committee Refer to File: _____

Attention: V. J. Abraham

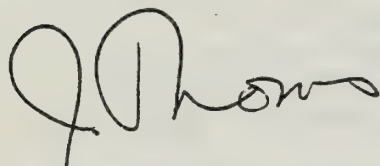
SUBJECT

Implementation of Section X of the City Subdivision Agreement requiring the erection of signs for plans of subdivision.

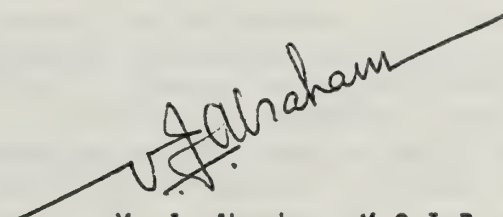
RECOMMENDATION

That approval be given to include the following additional standard condition of draft approval for all proposed plans of subdivision commencing from the date of Council's decision:

That the owner shall erect a sign in accordance with Section X of the Subdivision Agreement prior to the issuance of a final release by the City of Hamilton.



J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development



V. J. Abraham, M.C.I.P.
Director
Local Planning

BACKGROUND

In 1973, the Planning Board directed City Staff, including the Director of Planning, the City Engineer, Building Commissioner, City Treasurer and the City Solicitor to study the possibility of signs showing projected land uses of the entrances of subdivision. The proposed signs were requested from citizens who wanted to be aware of adjacent land use in relationship to a property they may wish to purchase. As a result of the study, the City Solicitor prepared the Restricted Area By-Law No. 73-135 which was approved by the Ontario Municipal Board Order on August 16, 1973 (O.M.B. File No. R73800). A copy is attached to this report as Appendix 'A'.

Subsequently, Planning Board directed staff to require subdividers, under the terms of the Subdivision Agreement to erect signs at the entrance of subdivisions.

Staff prepared a section of the Subdivision Agreement which is now Section X - "Signs showing projected land use". A copy is attached to this report as Appendix 'B'.

Under this section the subdivider is required "within one month after the date of registration of the Plan and before any lots on the Plan are sold", to erect signs in accordance with the requirements of the City of Hamilton.

Various attempts have been made to persuade developers to comply; without results.

It was found impractical and too time consuming to involve staff in field inspections to control the compliance with a subdivision agreement.

COMMENTS

1. The inclusion of the requirement for the erection of signs in the Subdivision Agreement without an enforcement clause does not work.
2. There are three possible solutions to remedy the existing situation with regard to the erection of signs, namely:
 - a substantial increase in the security amount of money as requested in Section X of the subdivision agreement, see Appendix 'B'.
The present requested amount of \$500 as an estimated cost for the erection, alteration, maintenance and removal of each sign does not appear to be an incentive to the owner/developer, therefore this amount should be substantially increased.
 - a request to the Committee and Council to delete Section X of the City Subdivision Agreement.
The deletion of Section X would also require the repeal of By-law No. 73-135 because the same would be redundant; or
 - a condition of draft approval requesting the owner to erect a sign in accordance with previous requirements.
This condition would force the owner to erect a sign as required in Section X of the Subdivision Agreement. Without approval and erection of this sign, the owner would not be able to receive approval of the final plan and therefore, could not register the subject plan of subdivision.
3. The most effective of the above-mentioned solutions appears to be the clause which requires the implementation of Section X of the Subdivision Agreement as a condition of draft approval. This would require an owner/subdivider to fulfill the condition of City Council for the placing of land use signs prior to receiving a final release from the City for registration of his plan. It would be in his interest to comply with this requirement expeditiously.

NOTICE OF APPLICATION to The Ontario Municipal Board
by The Corporation of the City of Hamilton for
approval of a by-law to regulate land use passed
pursuant to Section 35 of The Planning Act.

TAKE NOTICE that the Council of The Corporation of the City of Hamilton intends to apply to The Ontario Municipal Board pursuant to the provisions of Section 35 of The Planning Act for approval of By-law No. 73-135, passed on the 24th day of April A.D., 1973, set forth below as Schedule "A". A note giving an explanation of the purpose and effect of the By-law, stating the lands affected thereby is set forth below as Schedule "B".

ANY PERSON INTERESTED MAY, within fourteen (14) days after the date of this notice, send by registered mail or deliver to the Clerk of the City of Hamilton notice of his objection to approval of the said by-law, together with a statement of the grounds of such objection.

ANY PERSON wishing to support the application for approval of the by-law may within fourteen (14) days after the date of this notice send by registered mail or deliver to the Clerk of the City of Hamilton notice of his support of approval of the said by-law together with a request for a notice of any hearing that may be held giving also the name and address to which such notice should be given.

THE ONTARIO MUNICIPAL BOARD may approve of the said by-law but before doing so, it may appoint a time and place when any objection to the by-law will be considered. Notice of hearing that may be held will be given only to persons who have filed an objection or notice of support and who have left with or delivered to the Clerk undersigned, the address to which notice of hearing is to be sent.

THE LAST DATE FOR FILING OBJECTIONS will be Sat., July 14, 1973.

DATED at the City of Hamilton this 30th day of June, 1973.

City Clerk,
City Hall,
71 Main Street West,
HAMILTON, Ontario.

LBN 374

The Corporation of The City of Hamilton

BY-LAW NO. 73 - 135

To Amend:

Zoning By-law No. 6593

Respecting:

SIGNS AT ENTRANCES OF SUBDIVISIONS:
AND ON PROPOSED MULTIPLE DWELLINGS AND COMMERCIAL USES

WHEREAS it is desirable that General Zoning By-law No. 6593, passed on the 25th day of July, 1950 be amended in order to permit erection of signs in connection with subdivisions, multiple, residential and commercial developments so as to make prospective purchasers of land aware of the proposed land use in the area;

AND WHEREAS this By-law is in conformity with the Official Plan of the Hamilton Planning Area approved by the Minister of Treasury, Economics and Intergovernmental Affairs.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 3 of By-law No. 6593 is amended by adding thereto the following subsections:

SIGNS

- (6) Signs located at the entrance of subdivisions showing the lay-out of the subdivision and the proposed land use in the surrounding area;
- (7) Signs located on a parcel or block of land proposed for multiple dwellings or commercial use showing the proposed multiple dwellings or commercial use.

2. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of The Ontario Municipal Board relating to the giving of such notice.

3. The City Solicitor is hereby authorized and directed to make application to The Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 24th day of April A.D., 1973.

E.A. Simpson City Clerk. *Victor H. Cogges* Mayor.

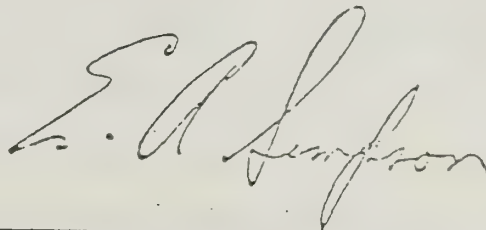
(1973) 1 R.P.B. 5, February 13

Exhibit "B"

EXPLANATORY NOTE

Subdividers will be required to erect signs at the entrance of the Subdivision showing the layout of the Subdivision and also projected land use in the surrounding area. In addition, signs will be required for each block of land for which multiple residential or commercial development is planned. The purpose of these signs will be to make prospective purchasers of property aware of the future land use in the area.

The proposed amendment to the Zoning Regulations provided in By-law 73-135 is to permit the erection of these signs.

A handwritten signature in cursive script, appearing to read "E. A. Simpson", is written over a horizontal line.

City Clerk
City Hall
Hamilton, Ontario

Refer to File No.

Attention of

Your File No.

SECTION X pages 6 and 7

of the SUBDIVISION AGREEMENT reads as follows:

SECTION X - SIGNS SHOWING PROJECTED LAND USE

Within one month after the date of registration of the Plan and before any lots on the Plan are sold, the subdivider shall erect signs on lots or blocks in the Plan, as follows:

- (i) General Sign: near the main entrance(s) to the subdivision, showing the projected use of the lands in the subdivision and the lands within 120 metres (400 feet) of the perimeter of the subdivision, and
- (ii) Particular Sign: on each lot or block of land within the subdivision whose projected use is commercial or multiple residential, showing such projected use.

The size and design of each such sign shall be to the satisfaction of the Regional Commissioner of Planning and Development. To save expense and delay, please prepare a draft sketch of the signs and duplicate of the sketches and submit the sketches to the Planning and Development Department for approval before you have the signs made.

In the event that the zoning of the lands shown on any such sign is changed, or in the event that any of the said lands are re-subdivided, the subdivider shall make appropriate changes in the information on

the signs within one month after the Regional Planning & Development Commissioner shall have sent the subdivider a written notice specifying the required changes. The subdivider shall maintain the said General Signs for two years from the date of registration of the Plan, or until all the lots in the said Plan shall have been built on and occupied by individual owners, if sooner. The subdivider shall maintain each Particular Sign until construction has begun on the lot or block to which such sign relates. When the maintenance period of each sign has expired, the subdivider will remove it. The erection, alteration, maintenance and removal of each sign shall be carried out at the expense of the subdivider. The estimated cost there of is \$500.00.

Specifications of Sign

1. Size - Minimum 4' x 8' up to 100 square feet.
2. Lettering - 3" letters for the title
1 1/4" letters for legend
All lettering shall be Upper Case and black in colour.
3. Show subdivision in question, plus 400' to 500' of surrounding area.
4. Colour Code.
 - Yellow - Single & Double Housing
 - Orange - Attached Housing
 - Brown - Apartments
 - Red - Commercial
 - Green - Open Space
 - Blue - Civic & Institutional
 - Purple - Industrial
5. All utilities shall so be named, such as Bell Telephone, Water Works, Hydro, etc.
6. All existing streets shall be named. Any proposed street should be shown and indicated as such.
7. Future land use designations shall be colour coded.
8. All walkways shall be shown and indicated as such.

Procedure:

The subdivider shall request from the Planning Department:

1. A reduced plan of the area to be identified.
2. Proposed uses to be identified.
3. The location of the sign.

The draft sketch when completed, should be inspected and approved by the Regional Planning and Development Department.

A Building Permit is required for installation. The sign will be installed according to the specifications of the Building Department.

All individual sites shall be specifically signed as to what the future use may be, as per examples on the following pages.

The size of the sign shall be a minimum of 4 feet x 4 feet.

SITE OF PROPOSED

COMMERCIAL DEVELOPMENT

AREA

SQUARE FEET

HEIGHT

STOREYS

SITE OF PROPOSED	
TOWNHOUSE DEVELOPMENT	
AREA	SQUARE FEET
HEIGHT	STOREYS
MAXIMUM	UNITS

SITE OF PROPOSED

MAISONETTE DEVELOPMENT

AREA SQUARE FEET

HEIGHT

STOREYS

MAXIMUM

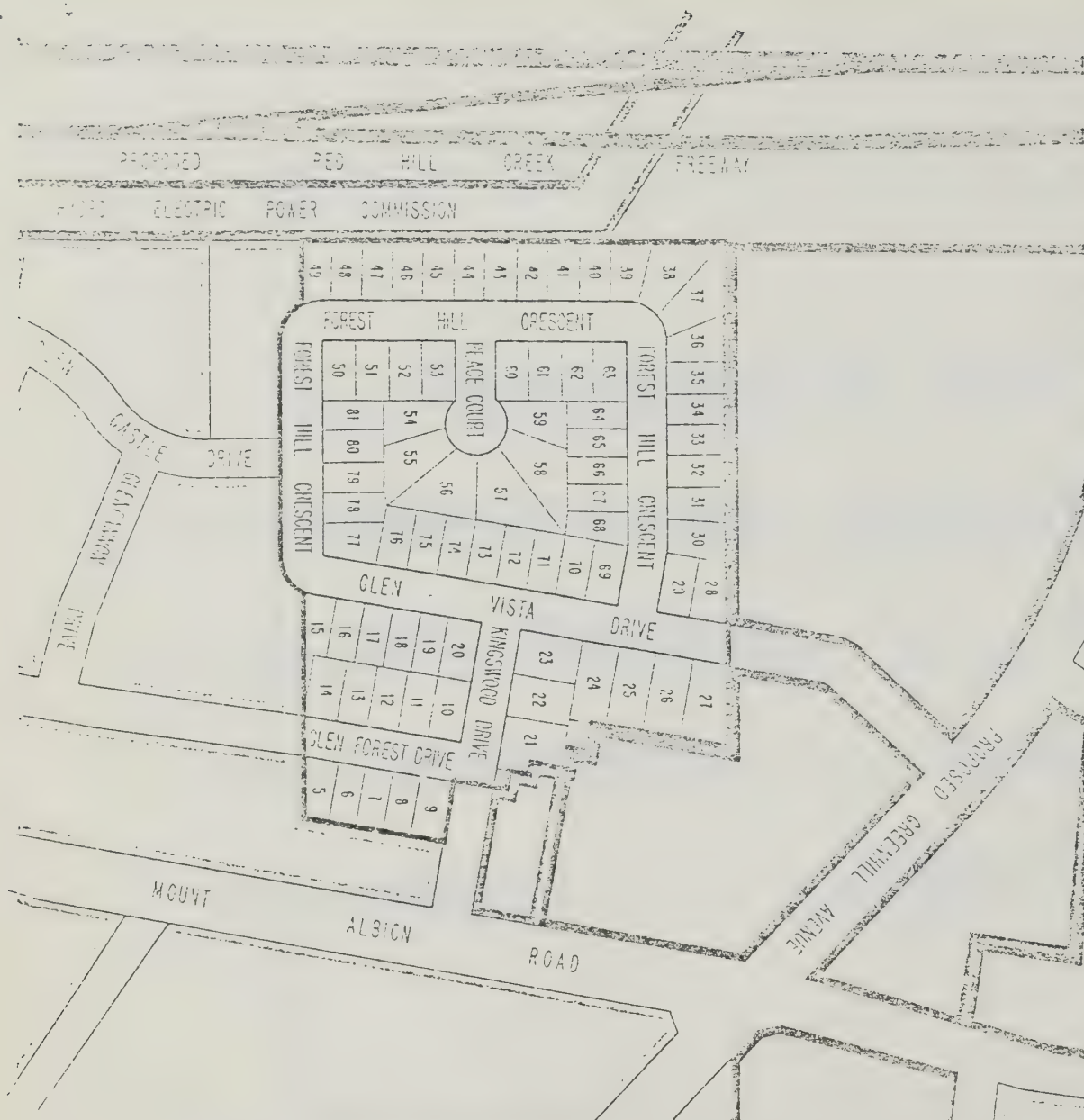
UNITS

SITE OF PROPOSED APARTMENT DEVELOPMENT.	
AREA	SQUARE FEET
***HEIGHT	STOREYS
MAXIMUM	UNITS

**** NOTE: Alternative;

"HEIGHT OF BUILDING WILL BE DETERMINED
BY PERMITTED DENSITY AND BUILDING
COVERAGE."

SURROUNDING DEVELOPMENT



LEGEND

SINGLE & DOUBLE HOUSES

ATTACHED HOUSING

APARTMENTS

COMMERCIAL

OPEN SPACE

SAMPLE ONLY

FOR ACTION

18.

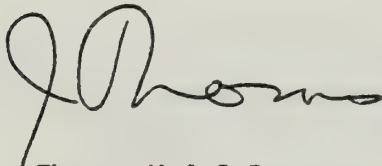
FROM: Planning and Development Department DATE: _____
TO: Planning and Development Committee Refer to File: R.P.L.C. #51
Attention: V. J. Abraham

SUBJECT

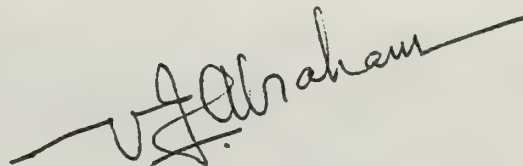
Application for a By-Law to remove part-lot control from part of Lots 3, 4, 5, 6 and 7 inclusive, Registered Plan No. 1059, "Stone Church Survey".

RECOMMENDATION

1. That the City of Hamilton adopt the attached By-Law to remove part lot control from the northerly 7.925 m of lots 3 to 7 inclusive on Registered Plan No. 1059, Stone Church Survey.
2. That the Region be requested to approve the By-Law removing part-lot control on the above noted part of lots 3 to 7 inclusive, Registered Plan No. 1059.



J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development



V. J. Abraham, M.C.I.P.
Director
Local Planning

BACKGROUND

Owner

Rosalie Cicchi, Hamilton, Ontario.

Agent

Gabriel Cicchi, Hamilton, Ontario.

Surveyor

A. J. Clarke and Associates, Hamilton, Ontario.

Location

The lands are located north of Stone Church Road and west of Upper Gage Avenue in the Randall Neighbourhood, being part of Registered Plan No. 1059, in the City of Hamilton.

History and Proposal

A report submitted to the Committee on a proposed plan of subdivision for Randall Estates (City File No. SA-85-11) addressed the development of land north of the land of the applicant. The owner of Randall Estates and the applicant agreed on a land sale and exchange. The owner now wishes to sell the lands of part of lots 3, to 7 inclusive, R.P. No. 1059, which is shown on a proposed Reference Plan as Part 6 to 16 inclusive, to the owner of adjacent land to the south instead of, as was contemplated, to the owner of Randall Estates.

The proposal conforms with the Official Plan and the Zoning By-Law.

The applicant has made application to the City of Hamilton to prepare and pass a by-law to remove part-lot control from the northerly 7.925 m of lots 3 to 7 inclusive, R.P. No. 1059 so that the eleven parcels as shown on the attached Reference Plan may be added to the adjacent properties which front on Stone Church Road.

COMMENTS

Removal of "part-lot control" is a measure provided under The Planning Act expressly to permit the establishment of minor divisions of land without having to obtain approval of each individual parcel by the Land Division Committee thereby eliminating the need for a number of separate applications

Once the reference plan showing the minor divisions has been registered and the deeds for the lots are registered with the adjoining property owners, part-lot control should be re-established. The Planning Act allows the City of Hamilton to repeal "part-lot control" by-laws without further approval of the Regional Council.

Both the by-law to remove "part-lot control" and the repealing by-law must be registered by the City Clerk in the Land Title Offices.

The Corporation of the City of Hamilton

BY-LAW NO.

To Remove

PART OF "STONE CHURCH SURVEY" REGISTERED PLAN OF SUBDIVISION
FROM PART LOT CONTROL

WHEREAS subsection 7 of section 49 of The Planning Act, 1983, Chapter 1 provides as follows:

- (7) Despite subsection (5), the council of a municipality may by by-law provide that subsection (5) does not apply to land that is within such registered plan or plans of subdivision or part or parts thereof as is or are designated in the by-law, and, where the by-law is approved by the Minister, subsection (5) ceases to apply to such land,.....

AND WHEREAS subsection 5 of section 49 of The Planning Act establishes part-lot control of land within a registered plan of subdivision;

AND WHEREAS authority to approve by-laws enacted under subsection 7 of section 49 of The Planning Act was delegated to the Council of the Regional Municipality of Hamilton-Wentworth by O. reg. 443/75;

AND WHEREAS it is desirable to exempt certain lands from part-lot control.

NOW THEREFORE the Council of the Corporation of the City of Hamilton enacts as follows:

1. Subsection 5 of section 49 of The Planning Act, 1983, Chapter 1 shall not apply to the following lands:

1. The northerly 7.925 m of lots 3, 4, 5, 6 and 7 inclusive on Registered Plan No. 1059, registered on the 23rd day of January 1956.

PASSED this

day of

A.D. 1987.

City Clerk

Mayor

REFERENCE PLAN

PART OF LOTS 3, 4, 5, 6, AND 7
STONE CHURCH SURVEY
REGISTERED PLAN 471056

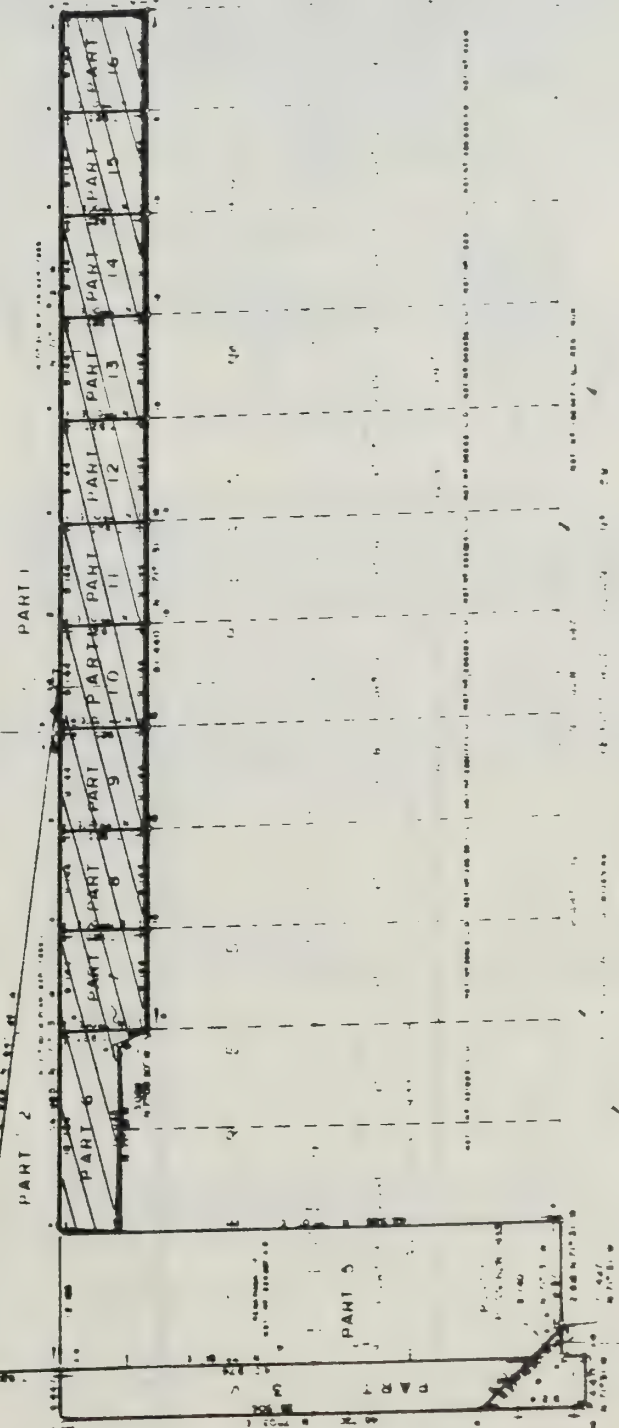
CITY OF HAMILTON

MUNICIPALITY OF HAMILTON BENTBURY

SCALE 1:1000

PLAN	AREA	REMARKS
1	1.00	1.00
2	1.00	1.00
3	1.00	1.00
4	1.00	1.00
5	1.00	1.00
6	1.00	1.00
7	1.00	1.00
8	1.00	1.00
9	1.00	1.00
10	1.00	1.00
11	1.00	1.00
12	1.00	1.00
13	1.00	1.00
14	1.00	1.00
15	1.00	1.00
16	1.00	1.00

STONE CHURCH ROAD EAST



STONE CHURCH ROAD EAST

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified Surveyor under the Survey Act, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office.

WITNESSED BY ME IN THE PRESENCE OF TWO OR MORE PERSONS, one of whom being a Justice of the Peace, on this 1st day of January, 1900, at the City of Hamilton, in the County of Hamilton, Province of Ontario.

ATTEST: CLERK AND ASSOCIATES
REGISTERED AND LICENSED
HAMILTON

REFERENCE PLAN
PART OF LOTS 3, 4, 5, 6 AND 7
STONE CHURCH SURVEY
REGISTERED PLAN NO. 1029
IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON-WESTMONT
SECTION 1, 200
A. J. CLARKE O. L. S. 1987



LOT 7
GEORGIC TOWNSHIP OF SARGENT
CONCESSION 7

PLAN 62R-7859

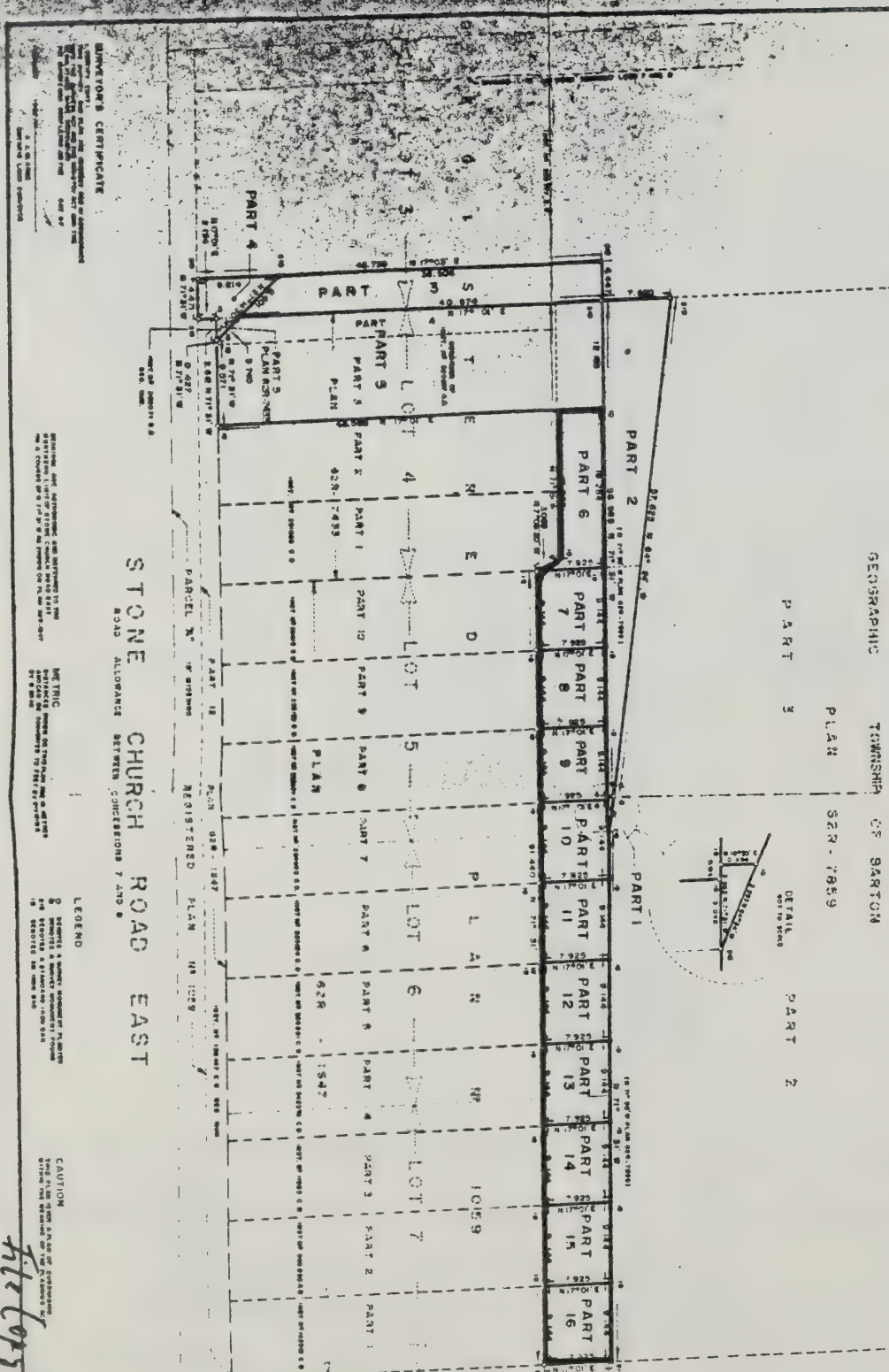
PART 3

PART 2

DETAIL
NOT TO SCALE

PART	LOT	LOCATION	REGISTERED	DATE
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13
14	14	14	14	14
15	15	15	15	15
16	16	16	16	16

PLAN 62R-
RECEIVED AND RECORDED
DATE
LAWYER
DIVISION OF WESTMONT (P. 82)
DATE



ENGINEER'S CERTIFICATE
I, A. J. CLARKE, O. L. S., do hereby certify that the above is a true and correct copy of the original plan as filed in the office of the Registrar of Deeds for the City of Hamilton, Ontario, on the 1st day of May, 1987.

STONE CHURCH ROAD EAST
ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8

A. J. CLARKE AND ASSOCIATES
ENGINEERS AND SURVEYORS
1000 KENNEDY ROAD, SUITE 100
SCARBOROUGH, ONTARIO M1T 3B5
TEL: (416) 291-1111
FAX: (416) 291-1112

19.

FOR ACTION

FROM Mrs. S. K. Reeder, Acting Secretary
Planning & Development Committee **DATE** 1987 April 9

TO Planning & Development Committee **Refer To File No.** _____

Attention Of _____

Your File No. _____

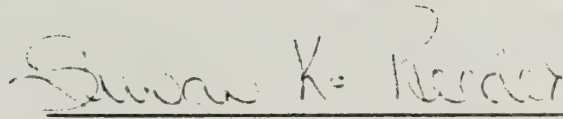
SUBJECT

Triangle of City-Owned Land, east of Proposed Parking Garage, York Boulevard.

RECOMMENDATION

That the City of Hamilton retain ownership of the triangle of City-owned land, east of the proposed Parking Garage on York Boulevard, as shown on the map herewith attached, until such time as the Planning and Development Committee has received the submission of the Design Brief being prepared by the Urban Design Committee.

Note: At its meeting held Wednesday, 1987 March 11, the Planning and Development Committee gave approval to the Urban Design Committee in conjunction with the Planning and Development Department to submit a design brief within a 90 day period.



S. K. Reeder, Acting Secretary

BACKGROUND

Attached is a letter from the Director of Local Planning requesting that the Planning and Development Committee give consideration to the above-noted recommendation.



THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Planning and Development Department
71 Main Street West, Hamilton, Ontario L8N 3T4

APR 8 1987

April 7, 1987

Refer to File No. P5-7-13
Attention of
Your File No.

Mrs. S. Reeder, Secretary
Planning and Development Committee

Dear Mrs. Reeder:

Re: Triangle of City-owned Land, East of
Proposed Parking Garage, York Boulevard

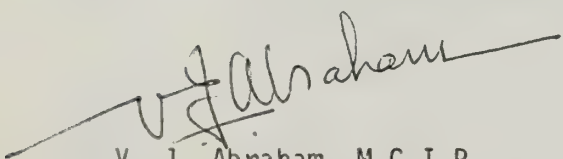
The Urban Design Committee passed the following resolution on
March 27, 1987:

"That Council be requested not to sell the land prior to a design
brief being prepared."

Although the Committee were delighted to be entrusted by the Planning and
Development Committee with producing an urban design brief within 90 days,
it was felt by members that it would be appropriate for City Council to
pass a resolution that the land not be sold prior to the submission of the
design brief.

The Urban Design Committee will be working over the next few weeks on the
urban design brief which will give guidelines on how the land can best be
developed from the planning point of view (see attached memo from CAPIC).

Yours truly,


V. J. Abraham, M.C.I.P.
Director of Local Planning

DG:cs
Attach.

F O R A C T I O N

FROM Central Area Plan Implementation
 Committee

DATE February 9, 1987

TO Planning and Development Committee

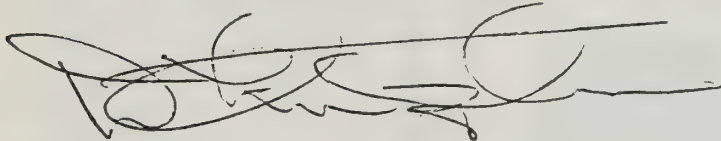
Refer to File No. P5-4-7-9

RECOMMENDATION

That the Planning and Development Department in conjunction with the Urban Design Committee prepare a design brief for the City owned land east of the proposed parking garage on York Boulevard to assure a suitable development.

That the design brief be prepared as soon as possible and in any case within 90 days.

That the Executive Committee be informed about the design brief.



David Christopherson
Chairman

BACKGROUND

The construction of the proposed parking garage on York Boulevard will leave a remnant City owned parcel which is partly used as a car park (Plan 1).

The site offers the opportunity of creating a development which would contribute to the planning and economic goals of the downtown. A design competition could possibly be used to attract developers.

Issues to be considered should include:

- the commercial value of the land
- the need to link the proposed parking garage to James Street North
- a possible mixed use development
- the appearance of the development and integration with nearby development
- the design brief falls within the mandate of the Urban Design Committee since the proposal is pro active.

DG/jd

cc: V. J. Abraham

CANNON STREET WEST

STREET

NORTH

STREET

VINE

STREET

MACNAB

YORK BOULEVARD

I/S-532 a

YORK BLVD. SOUTH BRANCH

JAMES

WILSON

REMNANT CITY OWNED LAND
0.2 Ac.
0.08 Ha.

124
120
118
116

153
151
149
147
145
143

15
13

L.C

135
133
131
129
127
125
123 1/2
123

PARKING AREA

PARKING AREA

96 (A) 30

94
92

113

L.C

105

99
97
95
93
91

CR-3

PROPOSED PARKING GARAGE

75

L.C

107

103

P.A.

95

HEBREW CHAPEL

56

53

PARKING AREA

SITE PLAN CONTROL
BY-LAW No. 82-112

56

J

SITE PLAN CONTROL
BY-LAW No. 84-76

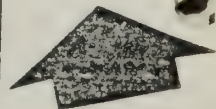
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